



CRAWFORD SQUARE
REAL ESTATE ADVISORS



THE HILL AT GRANTS MILL

5401-5415 Beacon Drive • Birmingham, AL 35210

PROPERTY HIGHLIGHTS

- Small suites available from 1,300-2,600 SF
- Affordable Rental Rates: \$14.00-\$16.00/SF plus NNN's
- The Hill at Grants Mill is anchored by Irondale Pickers, K1 Speed (Coming Soon), Gus' Hot Dogs, and Marty's GM.
- Major renovations completed in July 2025 including:
 - Shopping center buildings repainted
 - Parking lot completely resurfaced and restriped
 - New landscaping and lighting installed
- New pylon sign under construction
- Situated 5 minutes away from the newly proposed Costco and 4 minutes away from the new Publix in Irondale, AL.
- Direct access to I-20 and Grants Mill Road that carry over 68,000 vehicles per day combined.

FEATURED TENANTS



LEASING MANAGER

ERIK SCHATZ +1(205) 307-5990

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ASSOCIATE | RETAIL SERVICES ASSOCIATE | RETAIL SERVICES

PATRICK SULLIVAN +1(205) 382-0681 PATRICK MASSEY +1(901) 444-1450

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pmassey@crawfordsq.com

POPULATION

| | |
|---------|---------|
| 3 mile | 37,410 |
| 5 mile | 91,520 |
| 10 mile | 383,950 |

DAYTIME POPULATION

| | |
|---------|---------|
| 3 mile | 38,212 |
| 5 mile | 100,216 |
| 10 mile | 510,294 |

DEMOGRAPHICS



HOUSEHOLDS

| | |
|---------|---------|
| 3 mile | 15,755 |
| 5 mile | 37,645 |
| 10 mile | 159,468 |

AVG HH INCOME (\$)

| | |
|---------|---------|
| 3 mile | 96,311 |
| 5 mile | 118,648 |
| 10 mile | 106,680 |

MED HH INCOME (\$)

| | |
|---------|--------|
| 3 mile | 58,339 |
| 5 mile | 65,004 |
| 10 mile | 62,035 |



THE HILL AT
GRANTS MILL

BIRMINGHAM-
SHUTTLESWORTH
INTERNATIONAL
AIRPORT

IRONDALE

BIRMINGHAM

MOUNTAIN
BROOK

OVERTON

HOMWOOD

THE SUMMIT

VESTAVIA HILLS

HOOVER

MEADOWBROOK

SHOAL CREEK

CHELSEA



AREA MAP



Crestwood Festival Center
NEW CHINA BUFFET



DOLLAR TREE



EST. 1937
THE HONEY BAKED Ham



HERBALIFE NUTRITION

H&R BLOCK

LOS ARCOS
Mexican Restaurant

amazon



DOLLAR GENERAL



Cahaba Crossing
HEARTLAND
Publix
AT&T
Starbucks

IRONDALE PUBLIC LIBRARY

**THE HILL
AT GRANTS MILL**

WAFFLE HOUSE
SLEEP OUTFITTERS
American Deli
Hungry Howie's

Eastwood Village

GameStop

ASHLEY STEWART

ROSS
DRESS FOR LESS

Office DEPOT

five BELOW

Walmart **Michaels**

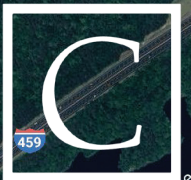
Winn-Dixie

The Shops on Montevallo

PAPA JOHN'S

planet fitness
SUBWAY

Crestline Park



Drummond Lake
CRAWFORD SQUARE
REAL ESTATE ADVISORS

THE HILL AT GRANTS MILL - IRONDALE, AL



BEACON DR

GRANTS MILL RD



21
Irondale Pickers
118,797

OP 4

OP 3

NAP
Grants Mill
Animal Hospital

NAP
IndySpot
Irondale

1
K1 Speed
66,000

| | | | | | | | | | | |
|---|---------------------------|---|------------------------------|---------------------------|---------------------------------|---------------------------|--|---------------------------|---------------------------|---|
| 101 I AM LOVE Fitness Training 4,268 | 115 Available 4,800 | 123 Irondale Police Department 3,600 | 129 Available 1,300 | 133 Available 1,300 | 141 Eagle's Nest 1,300 | 143 Mary's 2,600 | 151 OTM Sporting Goods 2,000 | 153 Available 2,600 | 161 Available 2,195 | 165 Southern Sash Window & Doors 1,400 |
| 125 Available 1,950 | 127 Available 1,300 | 135 Available 2,600 | 139 Gus' Hot Dog 1,300 | 149 Available 1,600 | 157 Available 1,975 | 163 Available 1,400 | 131 Division 1 Barber 1,300 | | | |



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