



CRAWFORD SQUARE
REAL ESTATE ADVISORS



RIVER RIDGE

4606 US-280 · Birmingham, AL 35242

PROPERTY HIGHLIGHTS

- Located at a signalized intersection on the major retail corridor Highway 280 with over 90,000 vehicles per day
- Newly renovated Target which draws customers from approximately 50 miles
- Nearby demand drivers include Grandview Medical Center, Southern Company and Lifetime Fitness
- Marshalls opened in August 2024 and Academy Sports & Outdoors opened in October 2024
- Painted Tree & Boutiques opening September 2025

FEATURED TENANTS



LEASING MANAGER

ERIK SCHATZ +1(205) 307-5990

erik@crawfordsq.com

LEASING ASSOCIATE

PATRICK MASSEY +1(901) 444-1450

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POPULATION

3 mile 48,518

5 mile 107,374

10 mile 368,731

DEMOGRAPHICS



AVG HH INCOME (\$)

3 mile 138,705

5 mile 165,444

10 mile 120,088

MED HH INCOME (\$)

3 mile 91,000

5 mile 104,952

10 mile 72,730

DAYTIME POPULATION

3 mile 56,109

5 mile 123,884

10 mile 502,354

HOUSEHOLDS

3 mile 22,120

5 mile 43,993

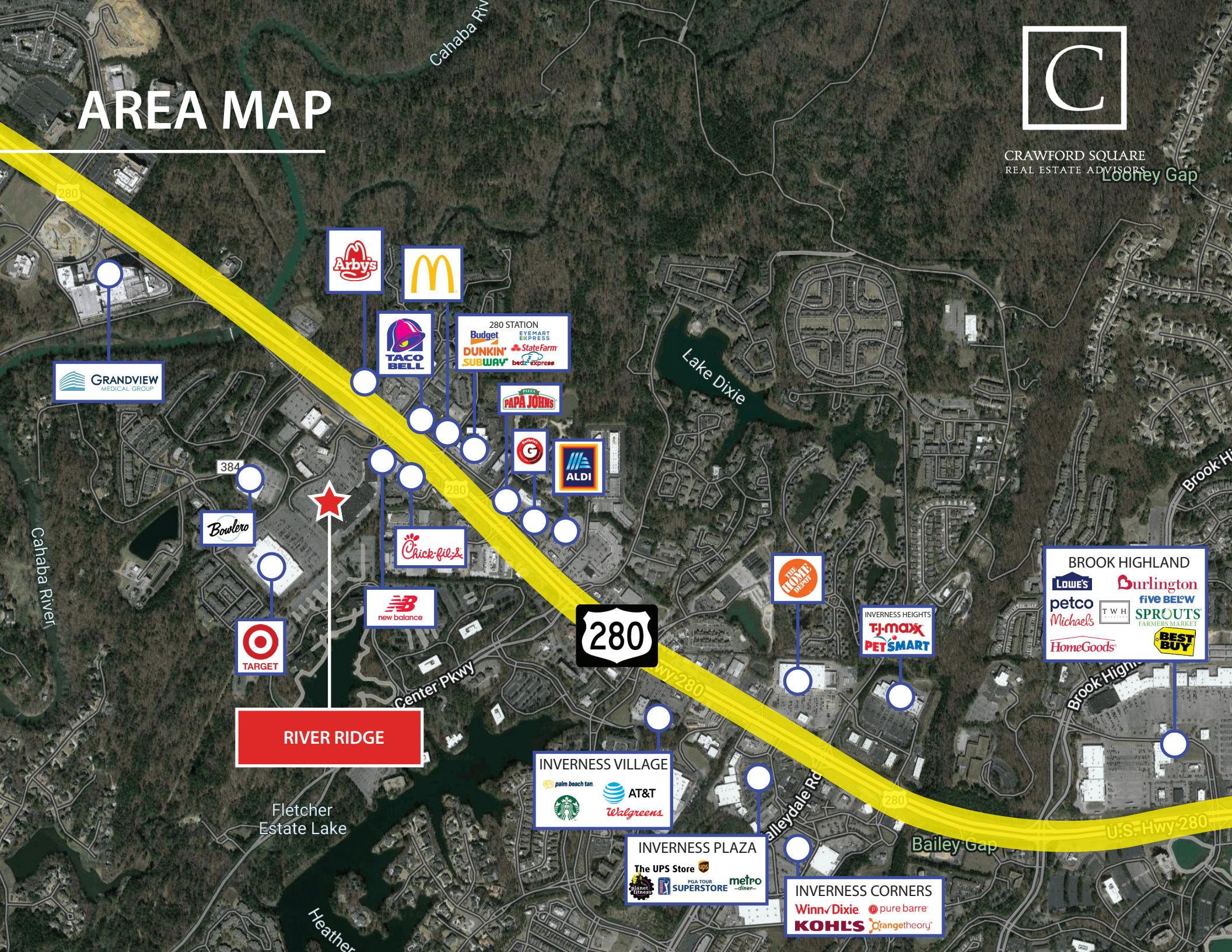
10 mile 156,521



AREA MAP

C

CRAWFORD SQUARE
REAL ESTATE ADVISORS
Looffey Gap



RIVERVIEW RD

RIVER RIDGE – BIRMINGHAM, AL

LEASED
AVAILABLE

RIVERVIEW PKWY

280

CAHABA RIVER RD

NAP
Target

01
Marshalls
23,942 SF

02
Painted Tree
34,904 SF

03
Academy
45,504 SF

04
Cost Plus
17,790 SF

17
Brows Threading
and Waxing Studio
1,499 SF

20
Hair by Kim
1,182 SF

18
Sapphire
Nails & Spa
3,050 SF

00
America's Thrift
Donation Center

19
Buffalo
Wild Wings
6,375 SF

16
Available
1,450 SF

8B
Saigon Noodle
2,782 SF

8A
Available
2,395 SF

10
Men's Wearhouse
6,600 SF
Available
5,568 SF

06
Dollar Tree
9,000 SF

KEY DR

C

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