



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

pmassey@crawfordsq.com

POPULATION

3 mile 48,518
5 mile 107,374
10 mile 368,731

DAYTIME POPULATION

3 mile 56,109
5 mile 123,884
10 mile 502,354

DEMOGRAPHICS



HOUSEHOLDS

3 mile 22,120
5 mile 43,993
10 mile 156,521

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



31

59

459

BIRMINGHAM-SHUTTLESWORTH
INTERNATIONAL
AIRPORT

20

20

20

65

20

BIRMINGHAM

459

MOUNTAIN
BROOK

OVERTON

HOMWOOD

280

THE SUMMIT

VESTAVIA HILLS

65

31

459

RIVER RIDGE

SHOAL CREEK

HOOVER

65

MEADOWBROOK

280

459

20

CHELSEA

280

65



AREA MAP

Downtown Business District

UAB
THE UNIVERSITY OF ALABAMA AT BIRMINGHAM
Students: 22,000+

LANE PARKE
jenie's MELT
SOLY LENA
UNITED STATES POSTAL SERVICE
GreenWise

HOMWOOD COMMONS

CITITRENDS Republic Finance MILO'S
Dirt Cheap planet fitness

Samford University
Students: 5,758

THE SUMMIT
LENSCRAFTERS WILLIAMS-SONOMA
TORY BURCH LOUIS VUITTON francesca's
SEPHORA west elm ULTA
lululemon SOMA Buckle & J
LOFT ATHLETA
Bath&BodyWorks RACK
TRADER JOE'S Lake Fifth Avenue POTTERY BARN
VICTORIA'S SECRET chico's TALBOTS URBAN OUTFITTERS
WELLS FARGO ANN TAYLOR RH belk amc
BARNES & NOBLE

BROOK HIGHLAND

Burlington BEST BUY five BEL'W
SALLY BEAUTY ULTA ASHLEY
petco Michaels Lowe's HomeGoods

BROOKWOOD VILLAGE

JPS A. BANK Starbucks target THE FRESH MARKET
MATTRESS FIRM

280 STATION

State Farm EYEMART EXPRESS
Oasis nail spa DUNKIN' SUBWAY
Budget bed & express

WILDWOOD CENTRE

DOLLAR TREE AMERICA'S BEST CONTACTS & EYEGLASSES
HIBBETT K&G FASHION SUPERSTORE T HOBBY LOBBY

VESTAVIA CITY CENTER

Orangetheory FITNESS FIRST WATCH
HOTWORX 24 HOUR INFRARED FITNESS STUDIO cmo Starbucks Panera
crumbl cookies JET European Wax Center
DOLLAR TREE Great Clips

PATCHWORK FARMS

STRETCH ZONE OHENRY'S COFFEES
Great Clips KUMON
Publix FLEET FEET

RIVER RIDGE

Marshalls Academy WORLD MARKET
Boulevard target WILD WINGS
CARRABBA'S ITALIAN GRILL PAINTED TREE BOUTIQUE
MEN'S WEARHOUSE

INVERNESS HEIGHTS MARKET

TJ-MAXX PETSMART
LENSCRAFTERS

RIVERCHASE GALLERIA

TORRID francesca's HIBBETT SPORTS Rainbow
carter's HOLLISTER H&M EXPRESS
rue21 OLD NAVY LANE BRYANT Bath&BodyWorks
SEPHORA JCPenney belk LENCRAFTERS
Chick-fil-A THE CHILDREN'S PLACE VICTORIA'S SECRET AÉROPOSTALE
Buckle & FOREVER 21 HOT TOPIC aerie

VILLAGE AT LEE BRANCH

Publix GOLF GALAXY MOE'S BULL CITY SOAP
DICK'S SPORTING GOODS EUROPEAN WAX CENTER SUPERCUTS Panera

VILLAGE AT LEE BRANCH II

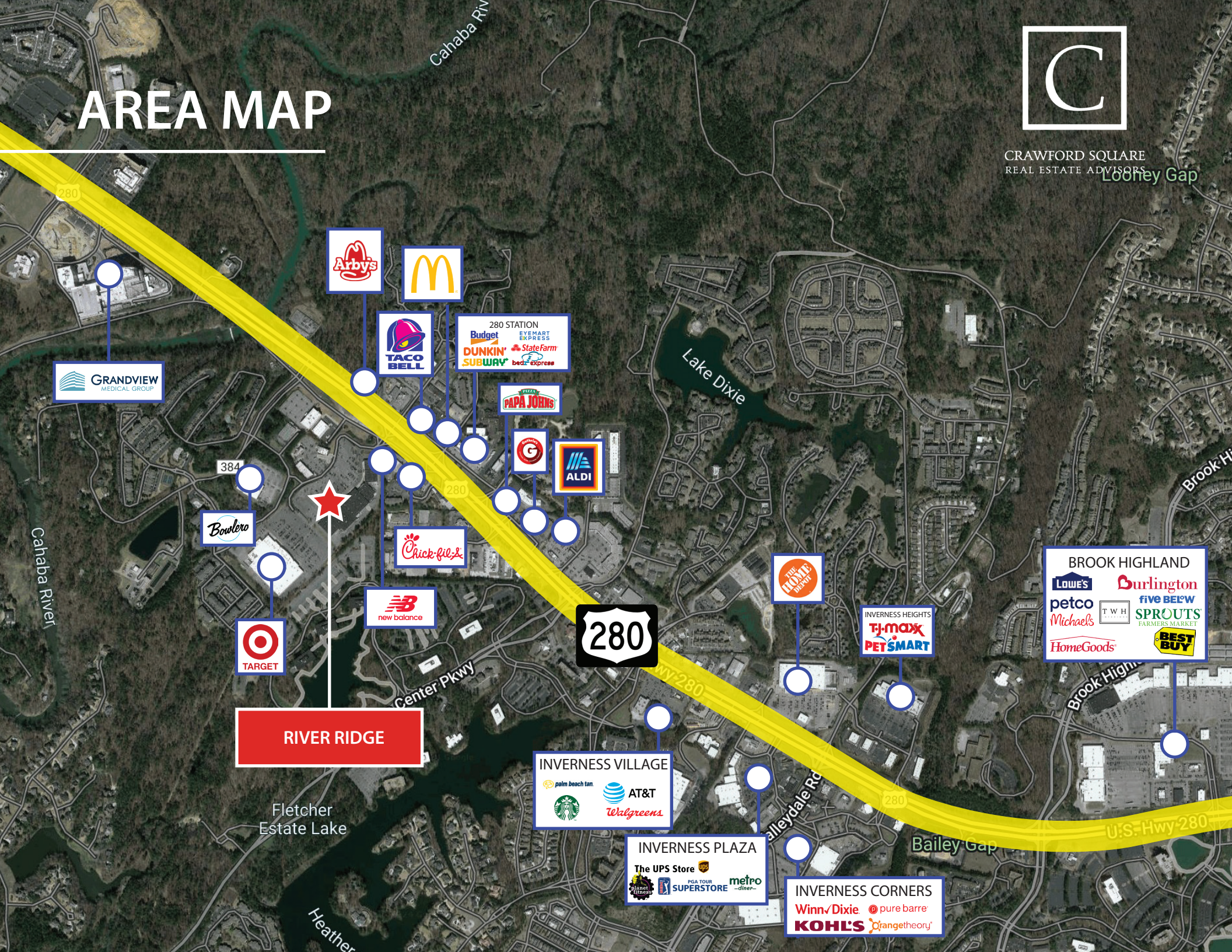
South TAZIKI'S
SportClips HOTWORX
amc HOBBY LOBBY

AREA MAP



CRAWFORD SQUARE
REAL ESTATE ADVISORS

Looney Gap



GRANDVIEW
MEDICAL GROUP



280 STATION
EYEMART EXPRESS
DUNKIN' SUBWAY State Farm
beds+express



384



RIVER RIDGE



Center Pkwy

Fletcher
Estate Lake

Heather

INVERNESS VILLAGE
palm beach tan
AT&T
Starbucks
Walgreens

INVERNESS PLAZA

The UPS Store
PGA TOUR SUPERSTORE
metro diner



INVERNESS HEIGHTS
TJ-MAXX
PETSMART

BROOK HIGHLAND
LOWE'S
petco
Michael's
HomeGoods
Burlington
five BELOW
T.W.H.
SPROUTS FARMERS MARKET
BEST BUY

Brook Highland

Bailey Gap

INVERNESS CORNERS
Winn-Dixie
pure barre
KOHLS
Orangetheory

U.S. Hwy 280

LEASED
AVAILABLE

NAP
Target

NAP
Bowlero

00
America's Thrift
Donation Center

18
Sapphire
Nails & Spa
3,050 SF

17
Brows Threading
and Waxing Studio
1,499 SF

20
Hair by Kim
1,182 SF

16
Available
1,450 SF

19
Buffalo
Wild Wings
6,375 SF

8B
Saigon Noodle
2,782 SF

8A
Available
2,395 SF

06
Dollar Tree
9,000 SF

10
Men's Warehouse
6,000 SF

09
Available
2,558 SF

01
Marshalls
23,942 SF

02
Painted Tree
34,904 SF

03
Academy
45,504 SF

04
Cost Plus
17,790 SF

