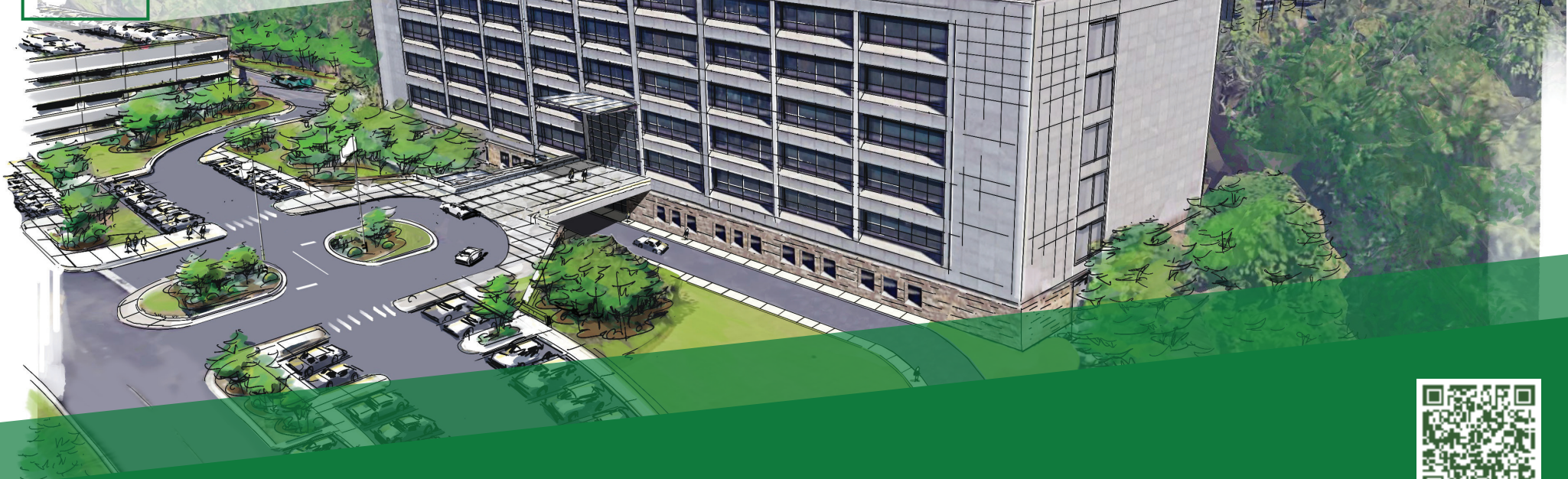




CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# RIVERWALK VILLAGE

250 Riverchase Parkway E | Hoover, AL 35244

LEASING AGENT

WILL REIS +1 (205) 453-6240

[will@crawfordsq.com](mailto:will@crawfordsq.com)

## PROPERTY HIGHLIGHTS

- 90-acre mixed-use development located within Hoover's Riverchase office park
- Strategically positioned, this site grants easy access to I-65, Valleydale Road, and US Hwy 31
- The site will feature a Class A outpatient medical facility offering health & wellness services, single family residential, a hotel, office, and unique retail and restaurant offerings
- Neighboring businesses include Regions Bank, BioHorizons, Blue Cross Blue Shield, BlueRxAlaTenn, and Bud's Best Cookies, which employ over 6,500 people
- Houses to be delivered Q3 2026

## POPULATION

3 mile	42,930
5 mile	101,401
10 mile	356,534

## DAYTIME POPULATION

3 mile	53,339
5 mile	108,677
10 mile	370,744

## DEMOGRAPHICS



## HOUSEHOLDS

3 mile	18,877
5 mile	41,834
10 mile	145,281

## AVG HH INCOME (\$)

3 mile	105,618
5 mile	123,785
10 mile	123,075

## MED HH INCOME (\$)

3 mile	69,883
5 mile	83,829
10 mile	81,249



BIRMINGHAM-SHUTTLESWORTH  
INTERNATIONAL  
AIRPORT



IRONDALE



BIRMINGHAM

MOUNTAIN  
BROOK



HOMEWOOD



THE SUMMIT



VESTAVIA HILLS



HOOVER



MEADOWBROOK



SHOAL CREEK



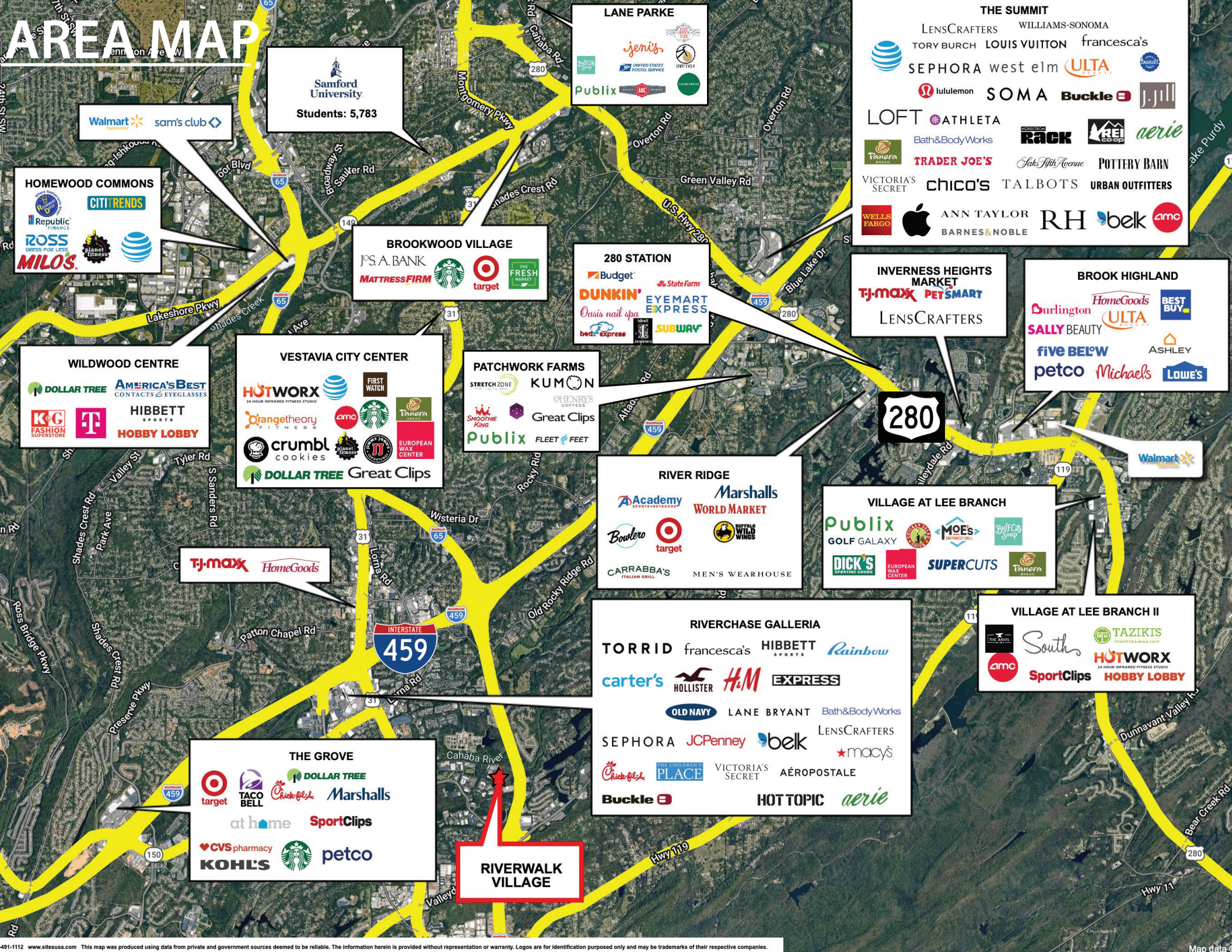
RIVERWALK  
VILLAGE



CHELSEA



# AREA MAP



**Samford University**  
Students: 5,783

**Walmart** **sam's club**

**HOMWOOD COMMONS**  
CITI TRENDS  
Republic Finance  
ROSS DRESS FOR LESS  
MILOS

**BROOKWOOD VILLAGE**  
J.P.S. A. BANK  
MATTRESS FIRM  
Starbucks  
target  
THE FRESH MARKET

**280 STATION**  
Budget  
DUNKIN'  
Oasis nail spa  
EYEMART EXPRESS  
SUBWAY

**INVERNESS HEIGHTS MARKET**  
TJ-MAXX  
PET SMART  
LENSCRAFTERS

**BROOK HIGHLAND**  
Durlington  
HomeGoods  
SALLY BEAUTY  
petco  
five BEL'W  
Michael's  
Lowe's

**WILDWOOD CENTRE**  
DOLLAR TREE  
AMERICA'S BEST CONTACTS & EYEGLASSES  
KFC  
HIBBETT SPORTS  
HOBBY LOBBY

**VESTAVIA CITY CENTER**  
HOTWORX  
First Watch  
Orangetheory FITNESS  
Starbucks  
TANERA  
crumbl cookies  
DOLLAR TREE  
Great Clips

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

**RIVER RIDGE**  
Academy SPORTS+OUTDOORS  
Marshall's  
Bowlers  
target  
CARRABBA'S ITALIAN GRILL  
MEN'S WEARHOUSE

**VILLAGE AT LEE BRANCH**  
Publix  
GOLF GALAXY  
MOE'S  
Bull City Soap  
DICK'S SPORTING GOODS  
EUROPEAN WAX CENTER  
SUPERCUTS  
TANERA

**RIVERCHASE GALLERIA**  
TORRID  
francesca's  
HIBBETT SPORTS  
Rainbow  
carter's  
HOLLISTER  
H&M  
EXPRESS  
OLD NAVY  
LANE BRYANT  
Bath&BodyWorks  
LENSCRAFTERS  
SEPHORA  
JCPenney  
belk  
macy's  
Chick-fil-lee  
PLACE  
VICTORIA'S SECRET  
AÉROPOSTALE  
Buckle  
HOT TOPIC  
aerie

**VILLAGE AT LEE BRANCH II**  
South  
TACOBELL  
TACOBELL  
SportClips  
HOBBI LOBBY  
TAKIZIKI  
HOTWORX

**THE GROVE**  
target  
TACO BELL  
Chick-fil-lee  
Marshall's  
at home  
SportClips  
CVS pharmacy  
KOHLS  
Starbucks  
petco

**RIVERWALK VILLAGE**

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



# AREA MAP



Michael's  
Office  
DEPOT  
BIG  
LOTS!

COSTCO  
WHOLESALE

THE  
HOME  
DEPOT

sam's club

Riverchase Village  
Newk's  
Sola  
SALONS  
PETSMART  
Bella's  
SPECIALTY FORMAL

Patton Creek Shopping Center  
AMC  
THEATRES  
ROSS  
DRESS FOR LESS  
ROCKY  
ROLL  
DICK'S  
SPORTING GOODS  
picture  
& NOBLE  
BARNES  
& NOBLE  
FIREBIRDS  
WORLD MARKET

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

The Plaza at Riverchase  
DESI BROTHERS  
PERFECT 10  
JAMBO  
GRILL  
planet  
fitness  
DALE'S

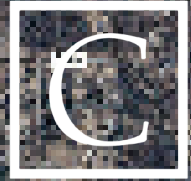
RIVERWALK  
VILLAGE

LOWE'S

Hardee's  
Jefferson's  
WINGS • BURGERS • OYSTERS

Southgate Village  
SportClips  
PET SUPPLIES PLUS  
Publix  
goodwill

Hoover Public  
Safety Center



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



SUITE	SF
1	2,200
2	3,700
3	3,700
4	2,000
5	2,000
6	2,000
7	2,000
8	3,800
9	3,500

LEGEND	
	ACTIVE ADULT UNITS - 160-180 UNITS
	MULTI-FAMILY UNITS - 66 UNITS
	SINGLE-FAMILY UNITS - 134 UNITS
	AMENITY
	COMMERCIAL - 32,500 SF
	HOTEL - 135 ROOMS
	MEDICAL/OFFICE
	PARKING





SPACE	GLA
1A	2649.2
2A	1104.6
2B	1226.0
2C	2470.5
3A	1250.5
3B	2060.3
4A	1492.8
4B	1462.1
4C	1423.2
4D	1462.1
4E	1492.8
5A	1159.0
5B	1159.0
<b>TOTAL</b>	<b>20412.1</b>