



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
- Strong anchor tenants including Academy Sports + Outdoors, Marshalls, and Painted Tree

## FEATURED TENANTS



VICE PRESIDENT | RETAIL SERVICES

ERIK SCHATZ +1(205) 253-4924

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

ASSOCIATE | RETAIL SERVICES

PATRICK MASSEY +1(901) 444-1450

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



## POPULATION

3 mile 48,460

5 mile 109,296

10 mile 372,535

## DEMOGRAPHICS



## DAYTIME POPULATION

3 mile 56,524

5 mile 127,627

10 mile 499,587

## HOUSEHOLDS

3 mile 22,310

5 mile 45,133

10 mile 158,624

## Avg HH Income (\$)

3 mile 143,852

5 mile 166,991

10 mile 124,818

## Med HH Income (\$)

3 mile 98,257

5 mile 114,526

10 mile 80,067

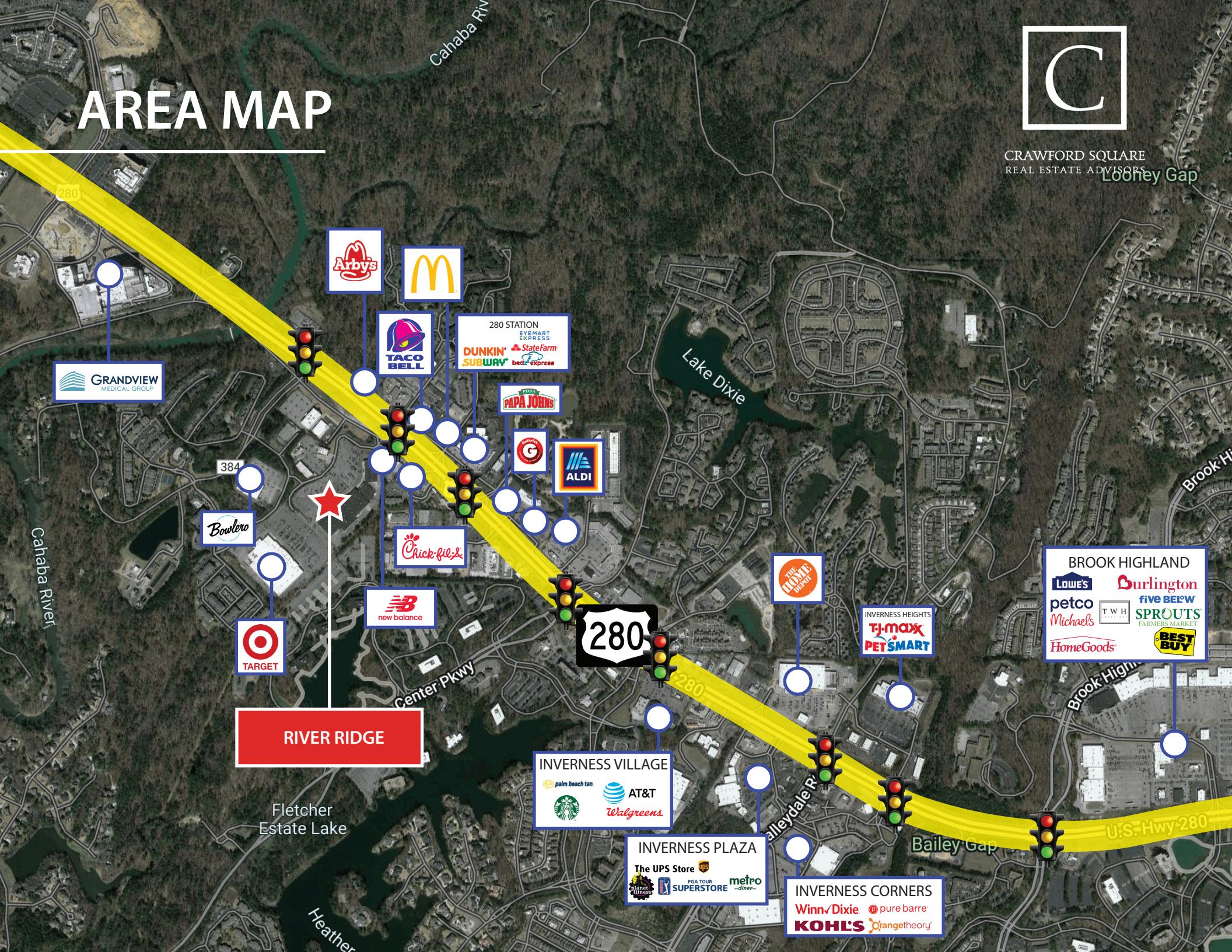




# AREA MAP

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CRAWFORD SQUARE  
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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  
World Market  
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

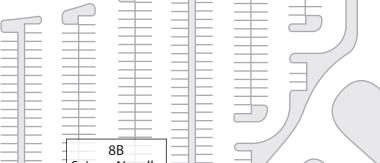
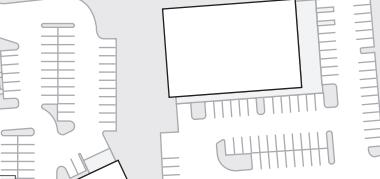
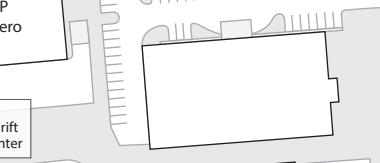
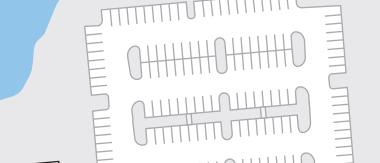
8B  
Saigon Noodle  
2,782 SF

8A  
Available  
2,395 SF

10  
Men's Wearhouse  
6,600 SF

09  
Yummy Bowl  
3,508 SF

06  
Dollar Tree  
9,000 SF



C

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