



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

ASSOCIATE | RETAIL SERVICES

PATRICK MASSEY +1(901) 444-1450

pmassey@crawfordsq.com

POPULATION

3 mile 48,460
5 mile 109,296
10 mile 372,535

DAYTIME POPULATION

3 mile 56,524
5 mile 127,627
10 mile 499,587

DEMOGRAPHICS



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



31

459

59

20

20

20

459

65

20

BIRMINGHAM

MOUNTAIN
BROOK

OVERTON

HOMEWOOD

280

THE SUMMIT

VESTAVIA HILLS

31

459

RIVER RIDGE

SHOAL CREEK

HOOVER

65

MEADOWBROOK

280

20

459

459

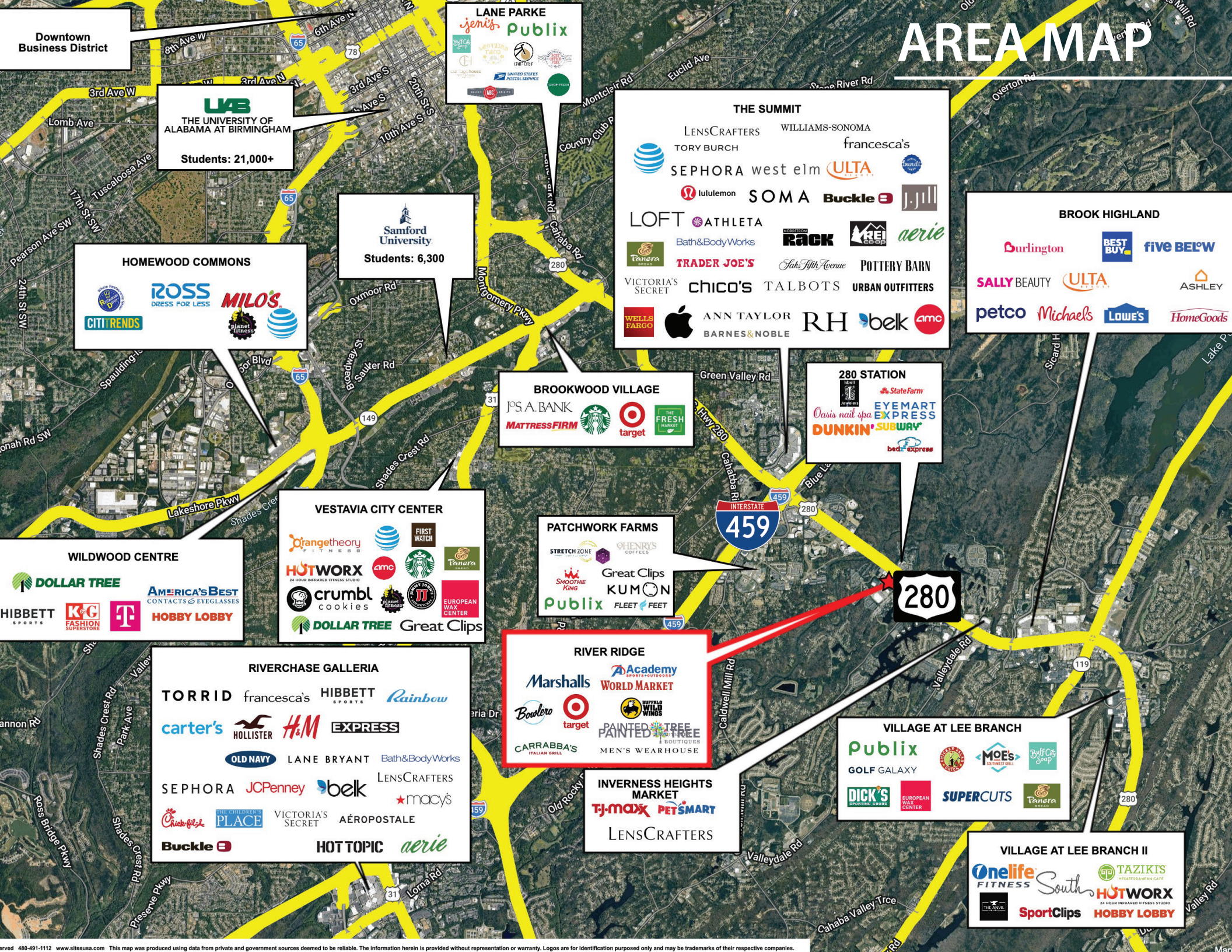
65

280

CHELSEA



AREA MAP



Downtown Business District

UAB
THE UNIVERSITY OF ALABAMA AT BIRMINGHAM
Students: 21,000+

LANE PARKE
jenny's Publix
Sally Beauty
Ulta
Victoria's Secret
Ann Taylor
Barnes & Noble
Target
Walmart
Hibbett
K&G Fashion Superstore
T-Mobile
Hobby Lobby
Ross
JCPenney
Belk
Macy's
Hot Topic
Aerie
Victoria's Secret
Ann Taylor
Barnes & Noble
Target
Walmart
Hibbett
K&G Fashion Superstore
T-Mobile
Hobby Lobby
Ross
JCPenney
Belk
Macy's
Hot Topic
Aerie

Samford University
Students: 6,300

HOMEWOOD COMMONS
Citi Trends
Ross Dress for Less
Milo's
Planet Fitness
AT&T

THE SUMMIT
LensCrafters
Williams-Sonoma
Francesca's
Tory Burch
Sephora
West Elm
Ulta
Lululemon
Soma
Buckle
J.Jill
Loft
Athleta
Bath & Body Works
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
Amp

BROOK HIGHLAND
Burlington
Best Buy
Five Below
Sally Beauty
Ulta
Ashley
Petco
Michaels
Lowe's
HomeGoods

BROOKWOOD VILLAGE
JPS A. Bank
Mattress Firm
Starbucks
Target
The Fresh Market

280 STATION
State Farm
EYEMART EXPRESS
Dunkin'
Subway
Bed Bath & Beyond

VESTAVIA CITY CENTER
Orangetheory Fitness
First Watch
Hotworx
Crumbl Cookies
Dollar Tree
Great Clips
Planet Fitness
European Wax Center

PATCHWORK FARMS
Stretch Zone
Henry's Coffees
Great Clips
Kumon
Fleet Feet
Publix

WILDWOOD CENTRE
Dollar Tree
America's Best Contacts & Eyeglasses
Hobby Lobby
Hibbett Sports
K&G Fashion Superstore
T-Mobile

RIVER RIDGE
Marshalls
Academy Sports & Outdoors
World Market
Bowlero
Target
Carrabba's Italian Grill
Painted Tree Boutiques
Men's Wearhouse

RIVERCHASE GALLERIA
Torrid
Francesca's
Hibbett Sports
Rainbow
Carter's
Hollister
H&M
Express
Old Navy
Lane Bryant
Bath & Body Works
Sephora
JCPenney
Belk
LensCrafters
Macy's
Chick-fil-A
The Children's Place
Victoria's Secret
Aéropostale
Buckle
Hot Topic
Aerie

VILLAGE AT LEE BRANCH
Publix
Golf Galaxy
Dick's Sporting Goods
European Wax Center
Supercuts
Moe's
Buff City Soap
Panera Bread

INVERNESS HEIGHTS MARKET
TJ Maxx
PetSmart
LensCrafters

VILLAGE AT LEE BRANCH II
Onelife Fitness
South
Taziki's
Hotworx
SportClips
Hobby Lobby

AREA MAP



CRAWFORD SQUARE
REAL ESTATE ADVISORS

Looney Gap



280

GRANDVIEW
MEDICAL GROUP

384

Bowlero

TARGET

RIVER RIDGE

Fletcher
Estate Lake

Heather

Arby's

McDonald's

TACO
BELL

280 STATION
EYEMART
EXPRESS
DUNKIN' SUBWAY State Farm
best express

PAPA JOHN'S

G

ALDI

Chick-fil-A

new balance

Center Pkwy

280

INVERNESS VILLAGE
palm beach tan AT&T
Starbucks Walgreens

INVERNESS PLAZA
The UPS Store UPS
PGA TOUR SUPERSTORE metro diner

THE
EAGLE'S
DINER

INVERNESS HEIGHTS
TJ-maxx
PETSMART

Alleydale Rd

INVERNESS CORNERS
Winn-Dixie pure barre
KOHLS Orangetheory

Bailey Gap

BROOK HIGHLAND
LOWE'S Burlington
petco five BELOW
TWH SPROUTS
Michael's FARMERS MARKET
HomeGoods BEST BUY

Brook High

US Hwy 280

LEASED

AVAILABLE

RIVERVIEW PKWY

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

10
Men's Warehouse
6,000 SF
09
Yummy Bowl
5,558 SF

06
Dollar Tree
9,000 SF

01
Marshalls
23,942 SF

02
Painted Tree
34,904 SF

03
Academy
45,504 SF

04
World Market
17,790 SF

