



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# HWY 280 PROPERTY FOR LEASE

5485 Hwy 280 E · Birmingham, AL 35242

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## PROPERTY HIGHLIGHTS

- 5-acre property fronting Hwy 280
- Pads available for lease
- Full access to the signalized intersection at Doug Baker Blvd. and full access to the median cut at Turtle Lake Drive
- Across from The Village at Lee Branch Shopping Center
- Traffic Count: 55,720 VPD
- Call for details

POPULATION	
3 mile	48,076
5 mile	111,601
10 mile	377,812

DAYTIME POPULATION	
3 mile	57,270
5 mile	131,828
10 mile	505,206

## DEMOGRAPHICS



HOUSEHOLDS	
3 mile	22,098
5 mile	45,870
10 mile	160,304

AVG HH INCOME (\$)	
3 mile	145,253
5 mile	168,396
10 mile	124,159
MED HH INCOME (\$)	
3 mile	98,435
5 mile	114,843
10 mile	79,526

**Downtown Business District**

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

**LANE PARKE**  
jenie's MELT  
GreenWise  
UNITED STATES POSTAL SERVICE  
DICK'S SPORTING GOODS  
TANORA

**Samford University**  
Students: 5,783

**HOMWOOD COMMONS**  
ROSS MILOS  
CITITRENDS planet fitness

**THE SUMMIT**  
LENSCRAFTERS WILLIAMS-SONOMA  
TORY BURCH LOUIS VUITTON francesca's  
SEPHORA west elm ULTA  
kate spade lululemon SOMA Buckle  
LOFT ATHLETA  
Bath & Body Works RACK aerie  
TRADER JOE'S Saks Fifth Avenue POTTERY BARN  
VICTORIA'S SECRET CHICO'S TALBOTS URBAN OUTFITTERS  
WELLS FARGO ANN TAYLOR R.H. belk amc  
APPLE BARNES & NOBLE

**BROOK HIGHLAND**  
Durlington BEST BUY FIVE BELOW  
SALLY BEAUTY ULTA OUTBACK ASHLEY  
petco Michaels LOWE'S HomeGoods

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

**280 STATION**  
State Farm  
Oasis nail spa EYEMART EXPRESS  
DUNKIN' SUBWAY  
Budget bed & bath express

**VESTAVIA CITY CENTER**  
Orangetheory FITNESS FIRST WATCH  
HOTWORX amc Starbucks TANORA  
crumbl planet fitness J.P.S. BANK EUROPEAN WAX CENTER  
DOLLAR TREE Great Clips

**PATCHWORK FARMS**  
STRETCH ZONE O'HENRY'S COFFEES  
SMOOTHIE KING Great Clips KUMON  
Publix FLEET FEET

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

**RIVER RIDGE**  
Marshalls Academy WORLD MARKET  
Bowlero target WILD WINGS  
CARRABBA'S ITALIAN GRILL MEN'S WEARHOUSE  
CVS pharmacy

**RIVERCHASE GALLERIA**  
LENSCRAFTERS TORRID francesca's HIBBETT SPORTS Rainbow  
HOT TOPIC carter's HOLLISTER H&M EXPRESS  
rue21 OLD NAVY LANE BRYANT Bath & Body Works  
aerie SEPHORA JCPenney belk macy's  
Buckle Chick-fil-ee THE CHILDREN'S PLACE VICTORIA'S SECRET AÉROPOSTALE amc

**VILLAGE AT LEE BRANCH**  
Publix GOLF GALAXY MOE'S BEEF CITY  
DICK'S SPORTING GOODS EUROPEAN WAX CENTER SUPERCUTS TANORA

**INVERNESS HEIGHTS MARKET**  
TJ-MAXX PETS MART  
bealls LENS CRAFTERS

**VILLAGE AT LEE BRANCH II**  
Onelife FITNESS TAZIKIS  
South SportClips HOTWORX HOBBY LOBBY

**SITE**



ALFA INSURANCE bedz express

NAPA

THE HONEY BAKED Ham SUBWAY

FIRST WATCH VOCIPIZZA

Hollywood Feed Lash sweetFrog  
Panera ME Massage Envy EUROPEAN WAX CENTER SUPERCUTS MOEs

GOLF GALAXY DICK'S SPORTING GOODS

ZAXBY'S

SITE

Publix

PNC

Walgreens

Pepp Boys

ExtraSpace Storage

Doug CB&S Bank GRANDVIEW MEDICAL CENTER Since 1926

Freddy's STEAKBURGERS

CHEVROLET

HOBBY LOBBY

HOTWORX 24 HOUR SHREDDED FITNESS STUDIO

tazikis MEDITERRANEAN CAFE

JOE HUDSON'S COLLISION CENTER

Onelife FITNESS

Hampton

U.S. Hwy 280

55,720 VPD

U.S. Hwy 280

280

Blvd

Shoal Run Trail

Doug Baker Blvd

agle Park Rd

Farley Ct

Farley Ct

Cedar Ln

Comme

Eaton Rd

ge St

Bowling Dr

Bowling Dr

Champion Blvd

Stoncrest Dr

Stoncrest Dr

Greystone Glen Cir

Highway



FIRST WATCH

280

280

Turtle Lake Dr

Turtle Lake Dr

Turtle Lake Dr

280

55,720 VPD

U.S. 280

280

DRIVER'S WAREHOUSE

The Village at Lee Branch  
Publix DICK'S SPORTING GOODS

Doug Baker Blvd



280

