



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# PATCHWORK FARMS

3040 Healthy Way · Birmingham, AL 35243



## FEATURED TENANTS



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## PROPERTY HIGHLIGHTS

- Premier location easily accessible from the interstecstion of Interstate 459 and Hwy. 280, which boasts combined traffic counts of more than 180,000 VPD and is the most trafficked intersection in Alabama
- Dynamic tenant lineup which includes Publix, Fleet Feet Sports, GNC, O’Henry’s Coffee, and St. Vincent’s Healthcare
- Located near Birmingham’s only Lifetime Fitness, which boasts more than 12,000 members drawing from the entire Birmingham MSA
- Proximate to 1,000 new residential units built since 2016 in the half-mile radius surrounding the property

## POPULATION

3 mile	49,442
5 mile	142,277
10 mile	407,051

## DAYTIME POPULATION

3 mile	53,482
5 mile	166,771
10 mile	541,231

## DEMOGRAPHICS



## HOUSEHOLDS

3 mile	21,731
5 mile	59,184
10 mile	172,064

## AVG HH INCOME (\$)

3 mile	150,029
5 mile	149,087
10 mile	115,253

## MED HH INCOME (\$)

3 mile	91,492
5 mile	91,790
10 mile	68,384



31

BIRMINGHAM-SHUTTLESWORTH INTERNATIONAL AIRPORT

59

459

20

20

65

20

459

20

BIRMINGHAM

CRESTLINE

MOUNTAIN BROOK

OVERTON

HOMEWOOD

280

THE SUMMIT

VESTAVIA HILLS

31

PATCHWORK FARMS

20

65

459

SHOAL CREEK

HOOPER

65

MEADOWBROOK

280

20

459

CHELSEA

280

65

459



# AREA MAP

**Downtown Business District**

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

**LANE PARKE**  
**Publix**  
 GreenWise  
 United States Postal Service

**Samford University**  
 Students: 5,783

**THE SUMMIT**

LENSCRAFTERS WILLIAMS-SONOMA  
 TORY BURCH LOUIS VUITTON francesca's  
 SEPHORA west elm ULTA  
 lululemon SOMA Buckle J.Jill  
 LOFT ATHLETA  
 Bath&BodyWorks Rack MRE aerie  
 TRADER JOE'S Jaks Fifth Avenue POTTERY BARN  
 VICTORIA'S SECRET CHICO'S TALBOTS URBAN OUTFITTERS  
 WELLS FARGO Apple ANN TAYLOR R.H. belk amc  
 BARNES & NOBLE

**BROOK HIGHLAND**

Durlington BEST BUY five BEL'W  
 SALLY BEAUTY ULTA ASHLEY  
 petco Michaels LOWE'S HomeGoods

**HOMWOOD COMMONS**

ROSS MILO'S  
 CITI TRENDS

**BROOKWOOD VILLAGE**

J.P.S. BANK Starbucks target THE FRESH MARKET

**280 STATION**

Oasis nail spa EYEMART EXPRESS  
 DUNKIN' SUBWAY  
 Budget bed+express

**VESTAVIA CITY CENTER**

Orangetheory FITNESS FIRST WATCH  
 HOTWORX 24 HOUR INFRARED FITNESS STUDIO  
 crumbl cookies  
 DOLLAR TREE Great Clips

**PATCHWORK FARMS**

STRETCH ZONE OHENRY'S COFFEES  
 Great Clips  
 SMOOTHIE KING  
 Publix FLEET FEET

**WILDWOOD CENTRE**

DOLLAR TREE AMERICA'S BEST CONTACTS & EYEGLASSES  
 HIBBETT SPORTS K&G FASHION SUPERSTORE HOBBY LOBBY

**RIVER RIDGE**

Academy SPORTS+OUTDOORS  
 Marshalls WORLD MARKET  
 Bowlero target BUFFALO WILD WINGS  
 CARRABBA'S ITALIAN GRILL MEN'S WEARHOUSE

**VILLAGE AT LEE BRANCH**

Publix GOLF GALAXY MOE'S BUFF CITY SOAP  
 DICK'S SPORTING GOODS EUROPEAN WAY CENTER SUPERCUTS  
 TANERA

**RIVERCHASE GALLERIA**

TORRID francesca's HIBBETT SPORTS Rainbow  
 carter's HOLLISTER H&M EXPRESS  
 OLD NAVY LANE BRYANT Bath&BodyWorks  
 SEPHORA JCPenney belk LENS CRAFTERS  
 Chick-fil-ee THE CHILDREN'S PLACE VICTORIA'S SECRET AÉROPOSTALE macy's  
 Buckle B HOT TOPIC aerie

**INVERNESS HEIGHTS MARKET**

TJ-MAXX PETSMART  
 LENS CRAFTERS

**VILLAGE AT LEE BRANCH II**

South TAZIKI'S  
 SportClips HOBBY LOBBY  
 HOTWORX 24 HOUR INFRARED FITNESS STUDIO

**Costco WHOLESALE**

# AREA MAP



CALDWELL MILL RD

HEALTHY WAY

