



CRAWFORD SQUARE
REAL ESTATE ADVISORS



CENTRE AT RIVERCHASE

1694 - 1695 Montgomery Hwy · Birmingham, AL 35216

PROPERTY HIGHLIGHTS

- Prime Riverchase location at I-459 (115,300+ VPD) and Highway 31 (42,600+ VPD) with excellent visibility near Riverchase Galleria and major national retailers.
- Anchored by national tenants including Crunch Fitness, AutoZone, and Guitar Center within a 132,474 SF shopping center.
- Full access to the signalized intersection provides convenient ingress/egress and supports strong traffic flow into the shopping center.

FEATURED TENANTS



VP | RETAIL SERVICES

ERIK SCHATZ +1 (205) 307-5990

erik@crawfordsq.com

ASSOCIATE | RETAIL SERVICES

PATRICK SULLIVAN +1 (205) 382-0681

psullivan@crawfordsq.com

POPULATION

3 mile	69,673
5 mile	143,860
10 mile	457,625

DAYTIME POPULATION

3 mile	67,328
5 mile	161,115
10 mile	568,601

DEMOGRAPHICS



HOUSEHOLDS

3 mile	29,814
5 mile	59,394
10 mile	192,212

AVG HH INCOME (\$)

3 mile	125,864
5 mile	137,823
10 mile	117,693

MED HH INCOME (\$)

3 mile	87,640
5 mile	94,293
10 mile	76,304



31

459

59



BIRMINGHAM-SHUTTLESWORTH
INTERNATIONAL
AIRPORT

20

IRONDALE

20

20

65

BIRMINGHAM

MOUNTAIN
BROOK

459

20

OVERTON

280

HOMWOOD



THE SUMMIT

VESTAVIA HILLS

65

31

459

20

20

CENTRE AT
RIVERCHASE



HOOVER

65

MEADOWBROOK

SHOAL CREEK

280

459

65

280

CHELSEA





CENTRE AT RIVERCHASE

CRUNCH, AutoZone, Guitar Center, Hertz, AQUA-TOTS SWIM SCHOOLS, SOLA SALON STUDIOS

RIVERCHASE / PATTON CREEK

CAVA, FIREBIRDS, Rainbow, COSTCO WHOLESALE, MEN'S WEARHOUSE, H&M, EXPRESS, OUTBACK STEAKHOUSE, CHARLEYS, rue21, VICTORIA'S SECRET, OLD NAVY, LANE BRYANT, Bath&BodyWorks, J.P.S.A. BANK, carter's, DICK'S Sporting Goods, HOME DEPOT, J. ALEXANDER'S RESTAURANT, ROOMSTOGO, verizon, Olive Garden, TWIN PEAKS

THE GROVE

target, at home, Marshalls, KOHL'S, Starbucks, EXPRESS OIL CHANGE, Freddy's STEAKBURGERS, Christy-fish, TACO BELL, DOLLAR TREE, petco

HOOVER COLONIAL PROMENADE

ihop, BUFFALO WILD WINGS, Walmart, TRUIST, HOTWORX, Academy SPORTS+OUTDOORS, CLUB L FITNESS

JOHN HAWKINS PARKWAY

sam's club, ZAXBY'S, Chick-fil-ah, TAURO, ABC

RIVERCHASE CROSSINGS

TRADER JOE'S, Office DEPOT, OfficeMax, PNC, NAPA, Michaels

RIVERCHASE VILLAGE

bundt, CRICKET, TACO BELL, MOE'S, Guthrie's, Newk's, PETSMART, BEST BUY, Walgreens, SOLA SALON

THE PLAZA AT RIVERCHASE

FIRST WATCH, planet fitness, Jersey Mike's, CLUB PILATES, HOBBY LOBBY

RIVERCHASE PROMENADE

HIBBETT SPORTS, ULTA, McDonald's, 2ND & CHARLES, THE VITAMIN SHOPPE, DAVID'S BRIDAL, OLLIE'S GROUP STUFF, BUFF CITY SOAP, BOOT BARN, five BEL'W, PLATO'S CLOSET

golden corral, FIREHOUSE SUBS, BURGER KING, TACO BELL, O'Reilly AUTO PARTS, McDonald's, Arby's, SUBWAY, WAFFLE HOUSE, BASKIN BR ROBBINS, EXPRESS OIL CHANGE, NAPA

ZAXBY'S, PNC, Walmart

marcos Pizzeria, Publix, Great Clips, Starbucks, DOLLAR TREE

TJ-maxx, HomeGoods

ZAXBY'S, Walmart

Publix, SUBWAY, EXPRESS OIL CHANGE

VALLEYDALE VILLAGE + VALLEYDALE MARKETPLACE

JOE HUGHSON'S COLLISION CENTER, TACO BELL, CIRCLE K, EXPRESS OIL CHANGE, Exxon, McDonald's, WAFFLE HOUSE, Walmart, Great Clips, SUBWAY, Publix, ADVANCE AUTO PARTS, ZAXBY'S, DOLLAR TREE



Centre at Riverchase











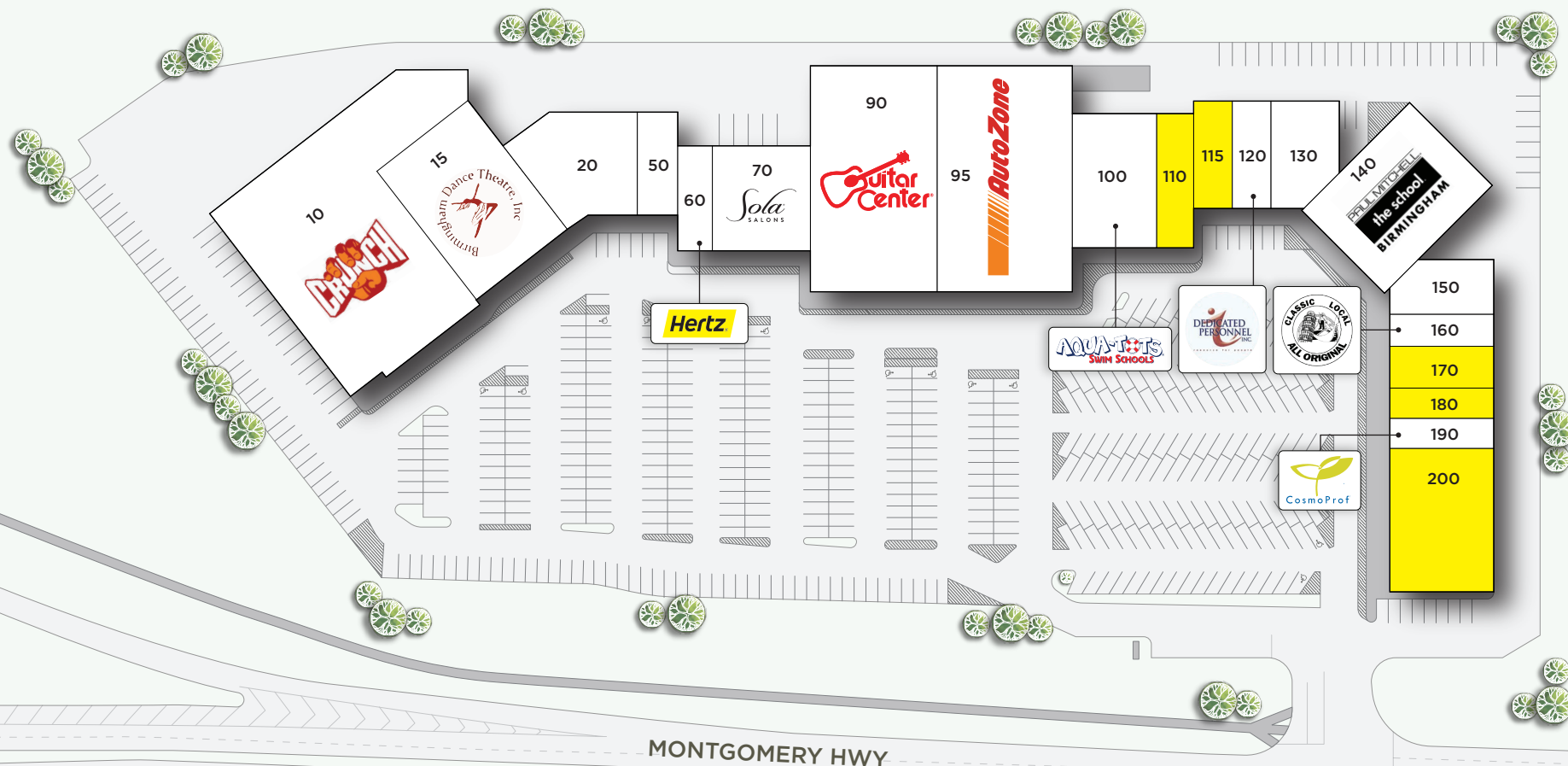










Suite	Tenant	SF
10	Crunch Fitness	24,699 SF
15	Birmingham Dance Theater Inc	11,253 SF
20	Habaneros Mexican Grill	7,523 SF
50	Birmingham Dance-Satellite Studio	2,000 SF
60	Hertz Rent A Car	2,000 SF
70	Sola Salon Studios	6,000 SF
90	Guitar Center	15,851 SF
95	AutoZone	16,044 SF
100	Aqua-Tots Swim School	5,945 SF
110	Available	3,054 SF
115	Available	2,401 SF

Suite	Tenant	SF
120	Dedicated Personnel	2,400 SF
130	Hoover Groceries	3,541 SF
140	Paul Mitchell School	10,080 SF
150	Hyderabad House	4,163 SF
160	All Original Pizzeria	1,520 SF
170	Available	2,400 SF
180	Available	2,400 SF
190	Cosmoprof	2,000 SF
200	Available	7,200 SF
Total		132,474 SF

MUNICIPAL DR

