



CRAWFORD SQUARE
REAL ESTATE ADVISORS



PATCHWORK FARMS

3040 Healthy Way · Birmingham, AL 35243



FEATURED TENANTS



MANAGER | LEASING
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PROPERTY HIGHLIGHTS

- Premier location easily accessible from the interstecion 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

59

459

BIRMINGHAM-SHUTTLESWORTH
INTERNATIONAL
AIRPORT

20

20

20

65

20

BIRMINGHAM

CRESTLINE

MOUNTAIN
BROOK

OVERTON

HOMEWOOD

280

THE SUMMIT

VESTAVIA HILLS

65

31

459

HOOVER

65

MEADOWBROOK

280

SHOAL CREEK

459

20

65

280

CHELSEA

PATCHWORK
FARMS



AREA MAP



AREA MAP



PATCHWORK FARMS



SURIN 280.



SALTGRASS
STEAK HOUSE

 Highlands College

PAPPADEAUX
SEAFOOD KITCHEN



Shops at the Colonnade











**Brookwood Baptist
Medical Center**
Brookwood Baptist Health.



Slice
where pizza fits in



CRAWFORD SQUARE
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CALDWELL MILL RD

HEALTHY WAY

