CRAWFORD SQUARE
REAL ESTATE ADVISORS



HWY 280 PROPERTY FOR LEASE

5485 Hwy 280 E · Birmingham, AL 35242

VP | RETAIL SERVICES
ERIK SCHATZ +1(205) 253-4924
*erik@**crawfordsq.com***

ASSOCIATE | RETAIL SERVICES
PATRICK SULLIVAN +1(205) 382-0681
*psullivan@**crawfordsq.com***

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

DEMOGRAPHICS

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

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



tes USA All Rights Reserved 480-491-1112 www.sitesusa.com This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Logos are for identification purposed only and may be trademarks of their respective companies.

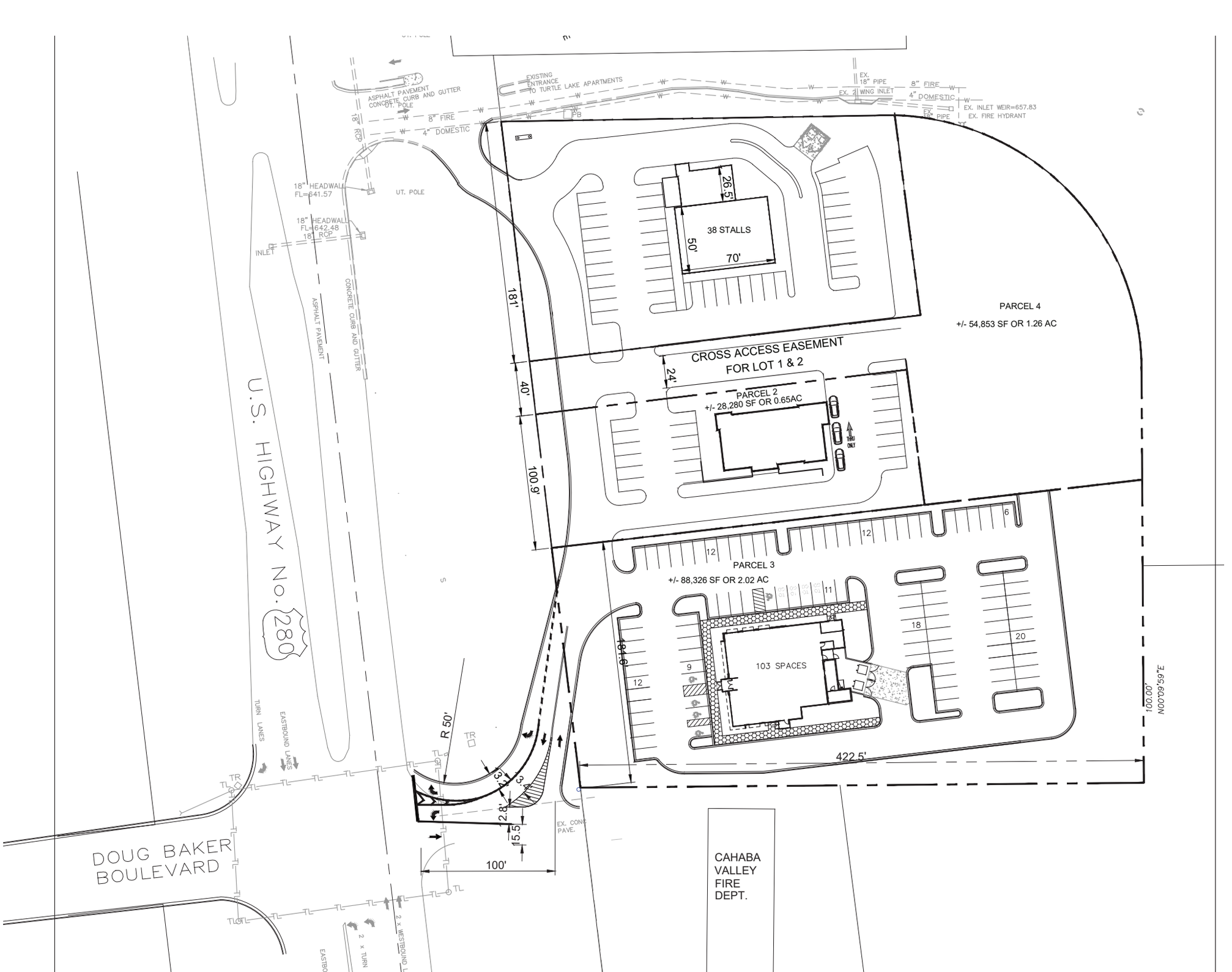
Map data ©2025 Google

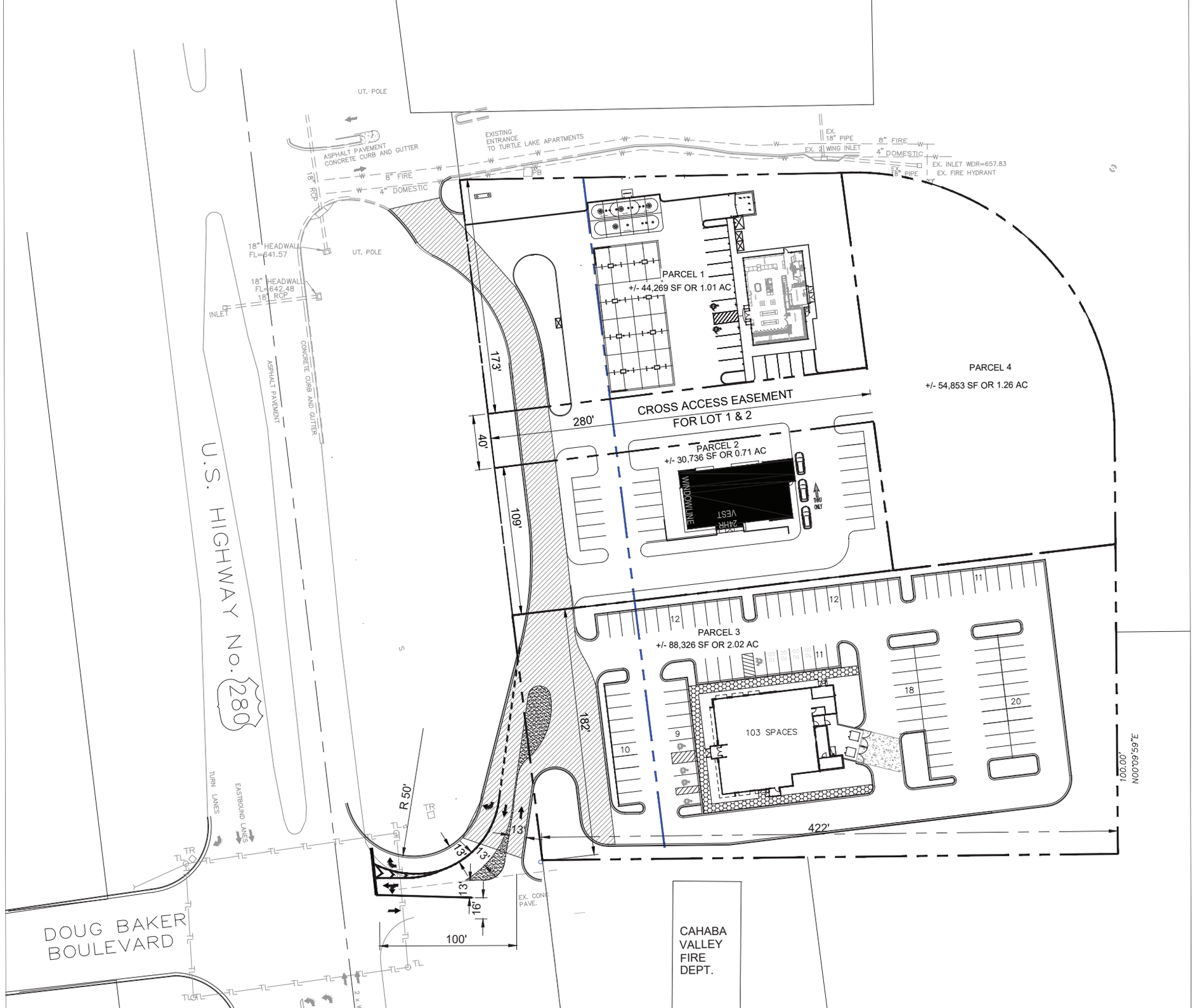


Google ©2022 Sites USA All Rights Reserved 480-491-1112 www.sitesusa.com This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Logos are for identification purposed only and may be trademarks of their respective companies.



©2022 Sites USA All Rights Reserved 480-491-1112 www.sitesusa.com This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Logos are for identification purposed only and may be trademarks of their respective companies.


U.S. HIGHWAY No. 280
DOUG BAKER BOULEVARD
CAHABA VALLEY FIRE DEPT.
EXISTING ENTRANCE TO TURTLE LAKE APARTMENTS
ASPHALT PAVEMENT
CONCRETE CURB AND GUTTER
UT. POLE
18" RCP
8" FIRE
4" DOMESTIC
EX. 18" PIPE
EX. 2' WING INLET
EX. INLET WEIR=657.83
EX. FIRE HYDRANT
18" HEADWALL FL=641.57
18" HEADWALL FL=642.48
INLET
ASPHALT PAVEMENT
CONCRETE CURB AND GUTTER
38 STALLS
26.5'
50'
70'
181'
40'
100.9'
PARCEL 4
+/- 54,853 SF OR 1.26 AC
CROSS ACCESS EASEMENT FOR LOT 1 & 2
24'
PARCEL 2
+/- 28,280 SF OR 0.65AC
THRU ONLY
PARCEL 3
+/- 88,326 SF OR 2.02 AC
103 SPACES
181.6'
422.5'
100.00'
N00°09'59"E
R 50'
TURN LANES
EASTBOUND LANES
3.2'
3.4'
2.8'
15.5'
100'
EX. CONC. PAVE.
2 x WESTBOUND LANES
2 x TURN LANES
EASTBOUND LANES


U.S. HIGHWAY No. 280
DOUG BAKER BOULEVARD
CAHABA VALLEY FIRE DEPT.
EXISTING ENTRANCE TO TURTLE LAKE APARTMENTS
ASPHALT PAVEMENT
CONCRETE CURB AND GUTTER
18" RCP
8" FIRE
4" DOMESTIC
UT. POLE
18" HEADWALL FL=641.57
18" HEADWALL FL=642.48
INLET
EX. 18" PIPE
EX. 2 WING INLET
EX. INLET WEIR=657.83
EX. FIRE HYDRANT
PARCEL 1
+/- 44,269 SF OR 1.01 AC
PARCEL 2
+/- 30,736 SF OR 0.71 AC
PARCEL 3
+/- 88,326 SF OR 2.02 AC
PARCEL 4
+/- 54,853 SF OR 1.26 AC
CROSS ACCESS EASEMENT FOR LOT 1 & 2
280'
40'
173'
109'
182'
422'
100'
R 50'
13'
16'
103 SPACES
WINDOW LINE
24HR
THRU ONLY
TURN LANES
EASTBOUND LANES
EX. CONC PAVE.
100.00'
N00°09'59"E







