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RIVER
RIDGE

Birmingham | Alabama



Property Overview

Address 4608 US-280, Birmingham, AL 35242	
Size 172,318 SF 23.7 AC	Financials As-Is NOI: ~\$2.77M 5-Yr CAGR: ~2.9%
Year Built 2001	Occupancy 98%

Major Tenants



Premier Demographics

	3 MILE	5 MILE	7 MILE
POPULATION			
2025 Estimate	48,245	106,814	214,450
2025 Daytime Pop.	57,246	122,730	240,430
AVERAGE HOUSEHOLD INCOME			
2025 Estimate	\$141,805	\$165,180	\$151,338
BACHELOR'S DEGREE OR HIGHER			
2025 Estimate	66%	69%	67%



Investment Highlights

- Located in Mountain Brook**
Birmingham's Most Affluent Submarket - \$165K AHHI
- Highly Sought After US-280 Retail Corridor**
90K+ VPD / 29M Annual Visits
- Significant Leasing Momentum**
3 New Anchor Leases within the last 24 Months at Significant Rent Spreads
- Multi-Anchor Drawing Power & Grocery Anchored via Super Target Shadow**
- Value Add Potential via Near Term Mark-to-Market Opportunities**
- Minimal Capital Expenditure Requirements**

US-280 Retail Corridor

River Ridge is located in Birmingham's most sought after retail corridor, with over 5 million SF of inventory and a 97% occupancy rate.

<p>29M+ Visits to US 280 Retail Corridor in Past 12 Months (Placer.AI)</p>	<p>97% Retail Occupancy</p>
<p>30 Mile Extended Trade Area</p>	<p>90,000+ Avg. Daily Traffic Count</p>
<p>5.1M SF Retail Inventory</p>	<p>30 Min Avg Dwell Time</p>

THE SUMMIT BIRMINGHAM
9 Million Annual Visits

GRANDVIEW MEDICAL CENTER

- 648,800 Patient Encounters
- \$44 million Capital Investments
- \$265 million Payroll

BROOK HIGHLAND PLAZA
3.3 Million Annual Visits

SHOPS AT TATTERSALL PARK
Publix

VILLAGE AT LEE BRANCH
Publix, DICK'S SPORTING GOODS, HOBBY LOBBY, GOLF GALAXY

INVERNESS HEIGHTS
TJ-maxx, PETSMART

INVERNESS CORNERS
Winn/Dixie, KOHL'S

THE HOME DEPOT
ALDI

INVERNESS PLAZA
PEACOCK SUPERSTORE, planet fitness

R RIVER RIDGE

- 2.8 Million Annual Visits
- 89th Percentile - Most Visited Shopping Centers in Alabama

INTERSTATE 459
106,171 VPD

US 280
90,362 VPD

SHOPS OF THE COLONNADE

PATCHWORK FARMS
Publix

LIFETIME FITNESS

Downtown Birmingham
+/- 6 MILES

Mountain Brook - One of Alabama's Most Affluent Submarkets

Luxurious Residential Market

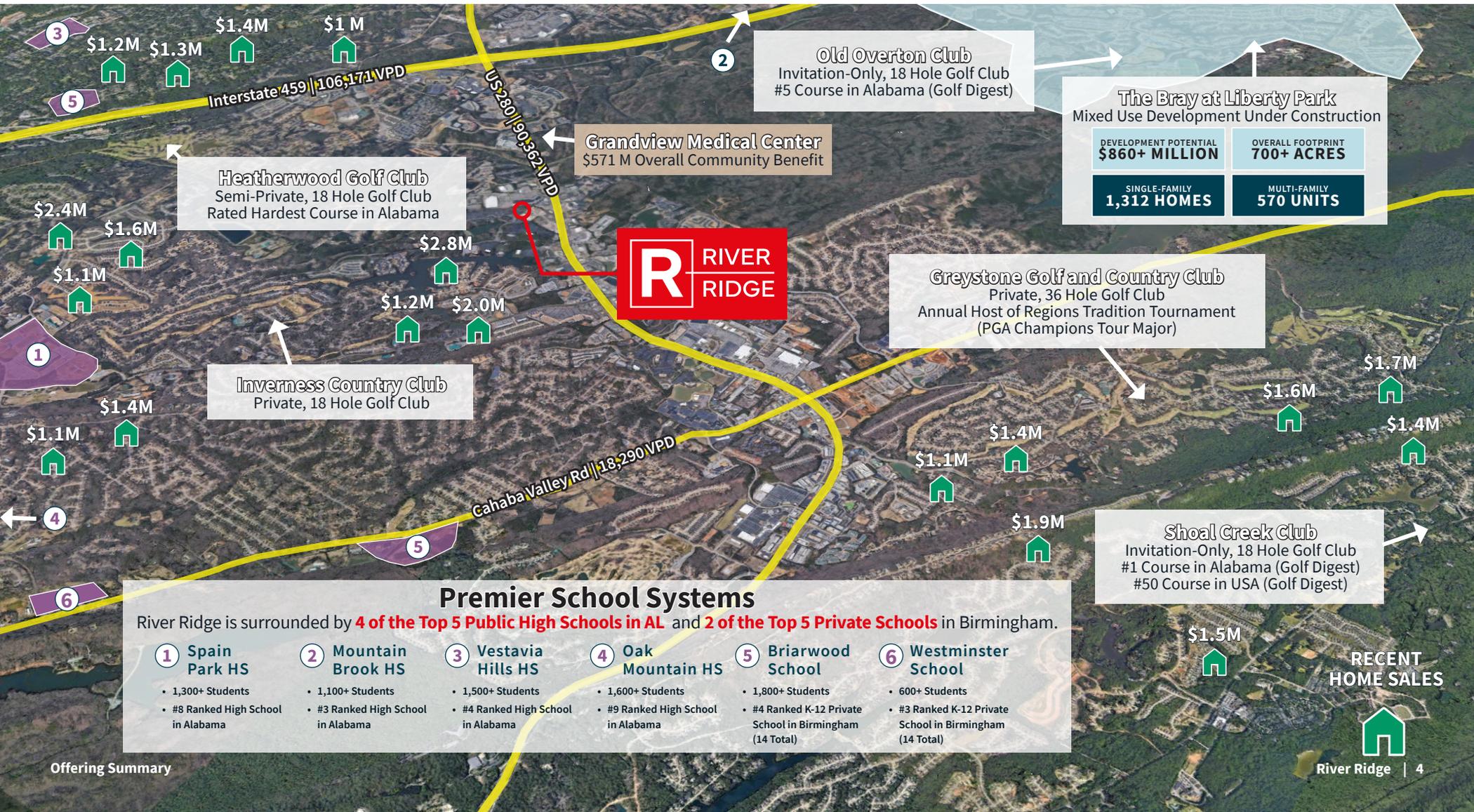
60+	\$570K+
Home Sales over \$1 million (Past 36 Months)	Avg. Home Sales Price (Past 36 Months)
	(5-Mile Radius)

Affluent Demographics & Top Schools

\$160,000	Four
Average Household Income	of the Top 5 Public Schools in AL
	(5-Mile Radius)

Super-Regional Access

106,000 VPD	90,000 VPD
Direct access from US-280 and within 2 miles of I-459, providing direct access to Birmingham and surrounding submarkets.	



Old Overton Club
Invitation-Only, 18 Hole Golf Club
#5 Course in Alabama (Golf Digest)

The Bray at Liberty Park
Mixed Use Development Under Construction

DEVELOPMENT POTENTIAL \$860+ MILLION	OVERALL FOOTPRINT 700+ ACRES
SINGLE-FAMILY 1,312 HOMES	MULTI-FAMILY 570 UNITS

Grandview Medical Center
\$571 M Overall Community Benefit

Heatherwood Golf Club
Semi-Private, 18 Hole Golf Club
Rated Hardest Course in Alabama

Greystone Golf and Country Club
Private, 36 Hole Golf Club
Annual Host of Regions Tradition Tournament
(PGA Champions Tour Major)

Inverness Country Club
Private, 18 Hole Golf Club

Shoal Creek Club
Invitation-Only, 18 Hole Golf Club
#1 Course in Alabama (Golf Digest)
#50 Course in USA (Golf Digest)

Premier School Systems

River Ridge is surrounded by **4 of the Top 5 Public High Schools in AL** and **2 of the Top 5 Private Schools** in Birmingham.

- | | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
| Spain Park HS | Mountain Brook HS | Vestavia Hills HS | Oak Mountain HS | Briarwood School | Westminster School |
| • 1,300+ Students
• #8 Ranked High School in Alabama | • 1,100+ Students
• #3 Ranked High School in Alabama | • 1,500+ Students
• #4 Ranked High School in Alabama | • 1,600+ Students
• #9 Ranked High School in Alabama | • 1,800+ Students
• #4 Ranked K-12 Private School in Birmingham (14 Total) | • 600+ Students
• #3 Ranked K-12 Private School in Birmingham (14 Total) |

Multi-Anchor Drawing Power



New 15 Year Lease

Strong Balance Sheet with robust earnings and limited debt



New 10 Year Lease

Investment Grade Tenant - "A" S&P



20+ Years of Operating History |

Recent 5 Year Extension

~50% Below Market with No Remaining Options



New 10 Year Lease

61 Locations Nationwide



Investment Grade Tenant "BBB" S&P

Nearly 7 Years Term Remaining

~50% Below Market

Proven Anchor Rent Growth & Additional Value-Add Potential

2024 → **30%+ Rent Increase**

2025 → **20%+ Rent Increase**

2024 → **10%+ Rent Increase**

2028 → **NEAR TERM EXPIRATION**
~50% Below Market

10+ Yrs
Weighted Avg. Anchor Term Remaining

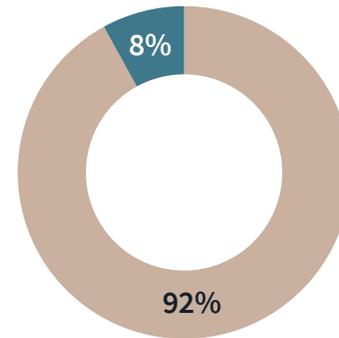
63%
of Annual Rent Represented by Anchor Tenants

Highly Durable & Secure Income Stream

High-Performing Tenancy & Robust Sales

SAIGON NOODLE HOUSE +/-20% YOY Sales Increase	MEN'S WEARHOUSE® Low +/-6.4% Occupancy Cost
CARRABBA'S ITALIAN GRILL® Exceptionally Low 3.8% Occ. Cost	HAIR BY KIM Healthy T-12 Sales
BUFFALO WILD WINGS Low 4.7% Occ. Cost 5.0% YOY Increase	YUMMY BOWL MONGOLIAN STIR-FRY & SUSHI New Lease Signed 2026
AMERICA'S THRIFT STORES DROP OFF LOCATION New Lease Signed 2025	FIFTH THIRD BANK ATM New Lease Signed 2026

National / Regional Tenant Mix



92% of the occupied SF at River Ridge is represented by a **National / Regional retailer**, providing high-quality name brands that attract customers to the center

■ Local
■ National / Regional

Dominant Shadow Anchor

Super Target Shadow

Recent Renovation

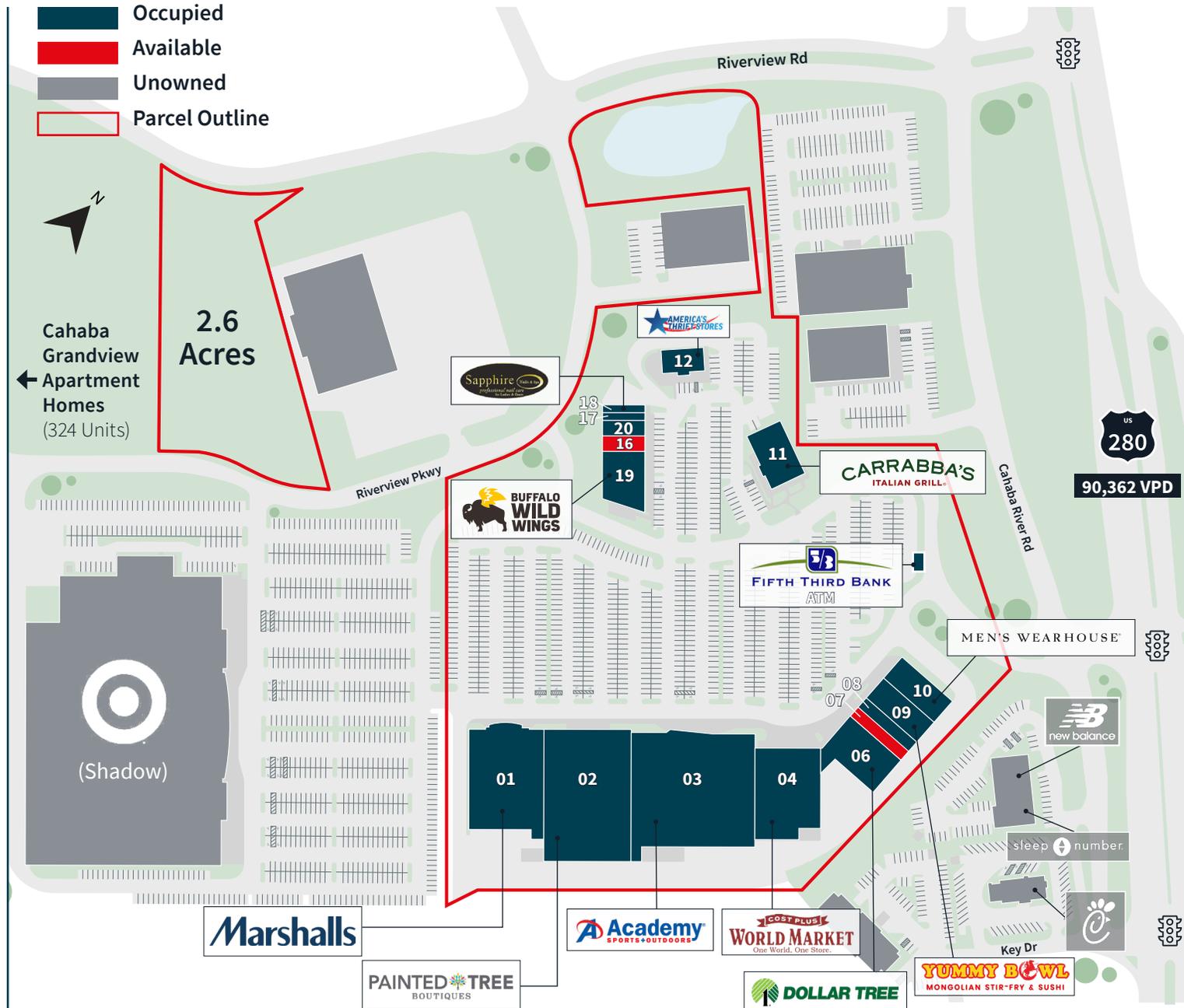
Necessity Grocer

Investment Grade Tenant "A" S&P



Site Plan & Tenant Roster

Suite	Tenant	GLA
01	Marshalls	23,942
02	PAINTED TREE BOUTIQUES	34,904
03	Academy SPORTS+OUTDOORS	45,588
04	WORLD MARKET One World. One Store.	17,790
06	DOLLAR TREE	9,001
07	Available	2,395
08	SAIGON NOODLE HOUSE	2,782
09	YUMMY BOWL MONGOLIAN STIR-FRY & SUSHI	5,568
10	MEN'S WEARHOUSE	6,600
11	CARRABBA'S ITALIAN GRILL	6,692
12	AMERICA'S THRIFT STORES	3,500
16	Available	1,450
17	BROWS THREADING AND WAXING	1,499
18	Sapphire professional nail care	3,050
19	BUFFALO WILD WINGS	6,375
20	Hair by Kim	1,182
ATM	FIFTH THIRD BANK	-
TOTAL		172,318



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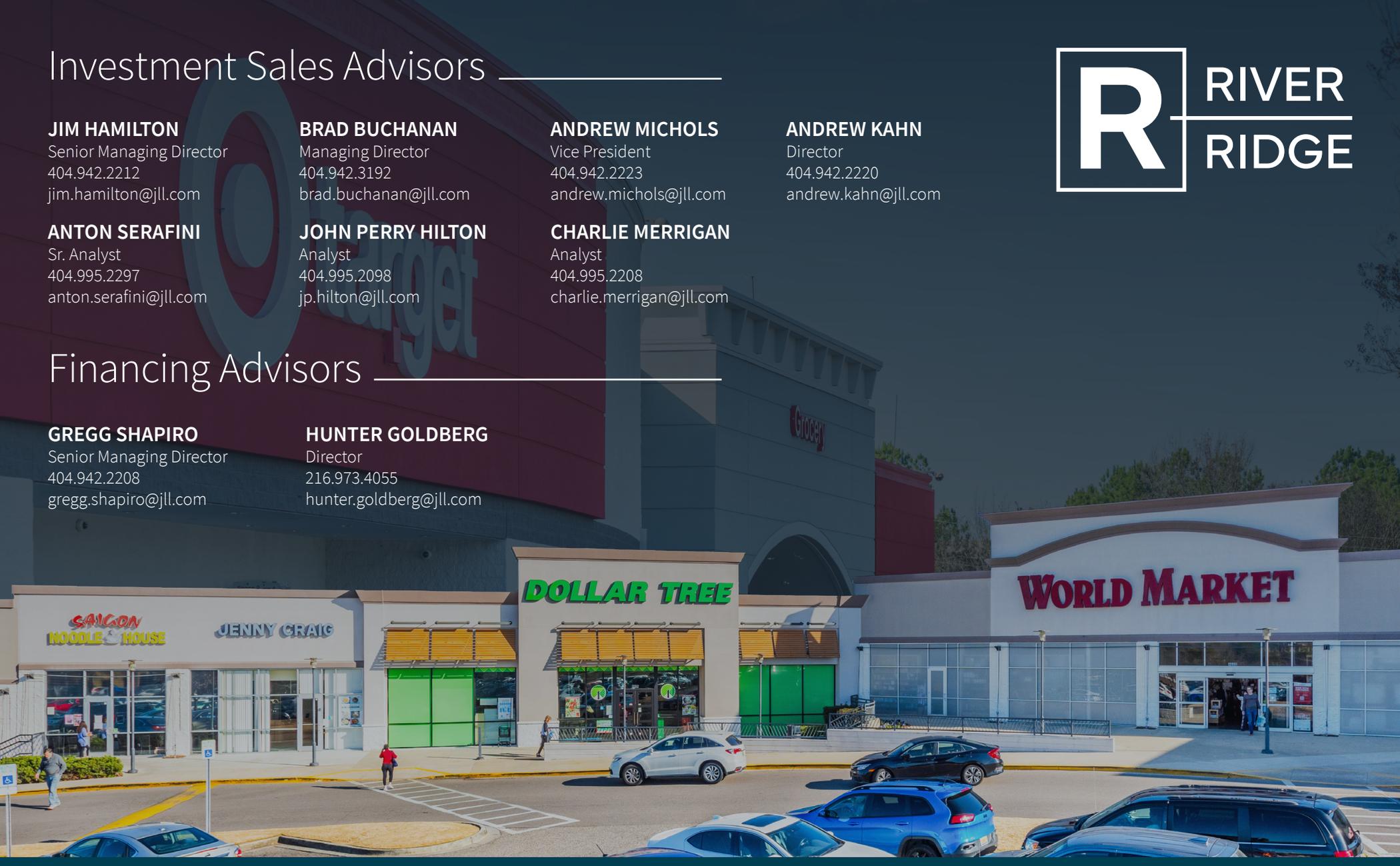
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