



**hotel
INDIGO.**
Tuscaloosa

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THE SHOPS AT
EST. 2013
RIVERFRONT
Village
• TUSCALOOSA, ALABAMA •



RETAIL/RESTAURANT/OFFICE SPACE FOR LEASE IN MIXED USE DEVELOPMENT

📍 Greensboro Ave & Jack Warner PKWY Tuscaloosa AL 35401



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Riverfront Village is Class A mixed-use development located adjacent to the Tuscaloosa Amphitheater (holds up to 7,400 people) in downtown Tuscaloosa and is approx. 1 mile from the University of AL (enrollment 37,665 students).

7.5 acre development along Black Warrior River encompasses four buildings: 192 luxury apartments (440 - Bed Class A Student Housing), more than 27,000 square feet of retail space, and a 91-key Boutique Hotel Indigo

- 20 parking spaces between the 2 buildings
- 110 public parking spaces
- +/- 245 parking spaces in City surface lots nearby - 148 spaces / 32 spaces / 65 spaces
- 77 parking spaces in the Hotel Indigo parking lot
- Riverfront Village residential - garage with +/-420 spaces

Construction

Tenant Clear Height 11'6"
Grease traps available

Building A: Available Retail Space

Lease Rate: \$18 SF/ NNN

- A-105: 2,622 SF
- A-103: 2,585 SF
- A-102 & A-101: 5,095 SF Office/Retail

Building C: Total Available - 5,646 SF Office/Retail

Lease Rate: \$18 SF/ NNN

- C-101: 1,520 SF
- C-103: 2,671 SF
- C-105: 1,503 SF



View the Video: <https://vimeo.com/140847848>



Population

- 1 Mile: 8,123
- 3 Mile: 65,013
- 5 Mile: 110,108



Daytime Business Population

- 1 Mile: 10,666
- 3 Mile: 47,853
- 5 Mile: 69,686



Average Household Income

- 1 Mile: \$39,026
- 3 Mile: \$47,415
- 5 Mile: \$53,226



Traffic Counts

- HWY 43: +59,000
- McFarland Blvd: +51,000
- I-20 / I-59: +46,000

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted as proposed subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice. Need not be built.



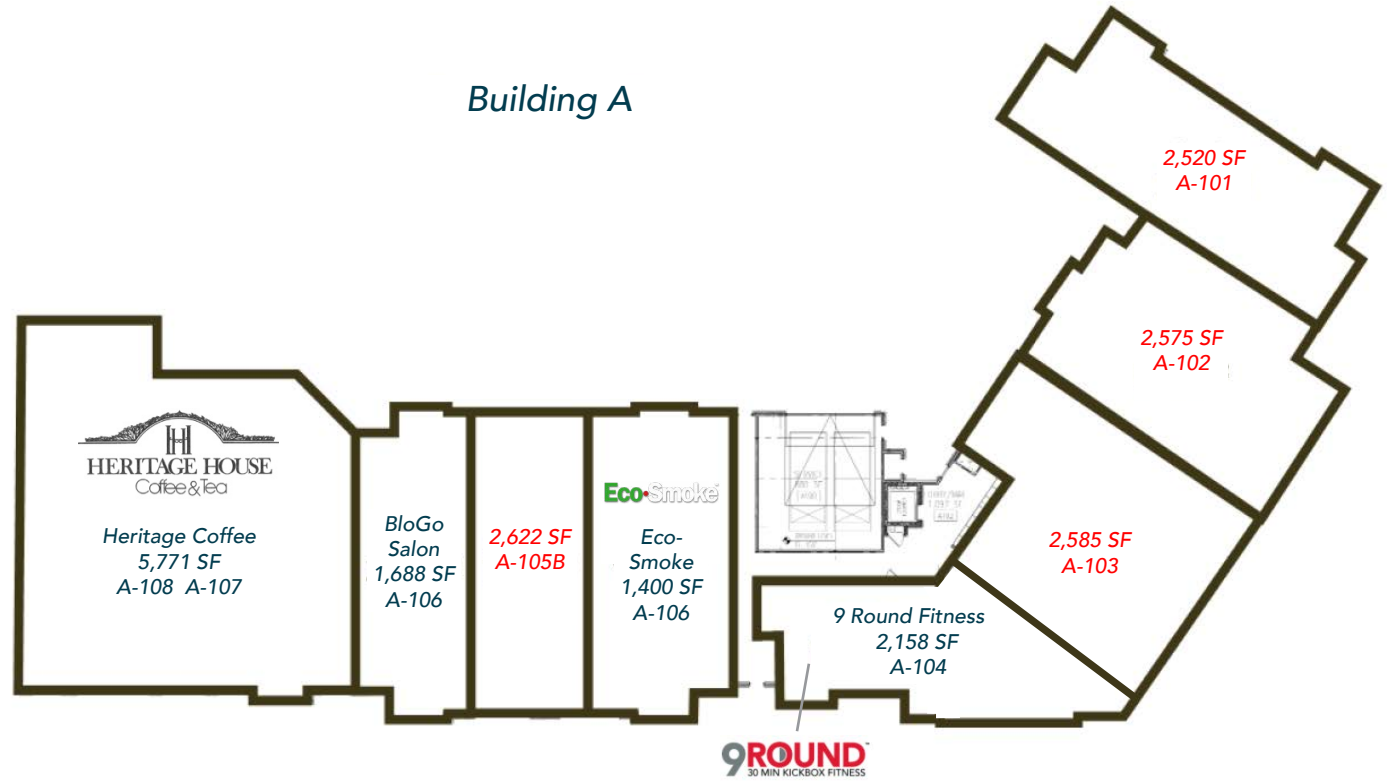
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Building A



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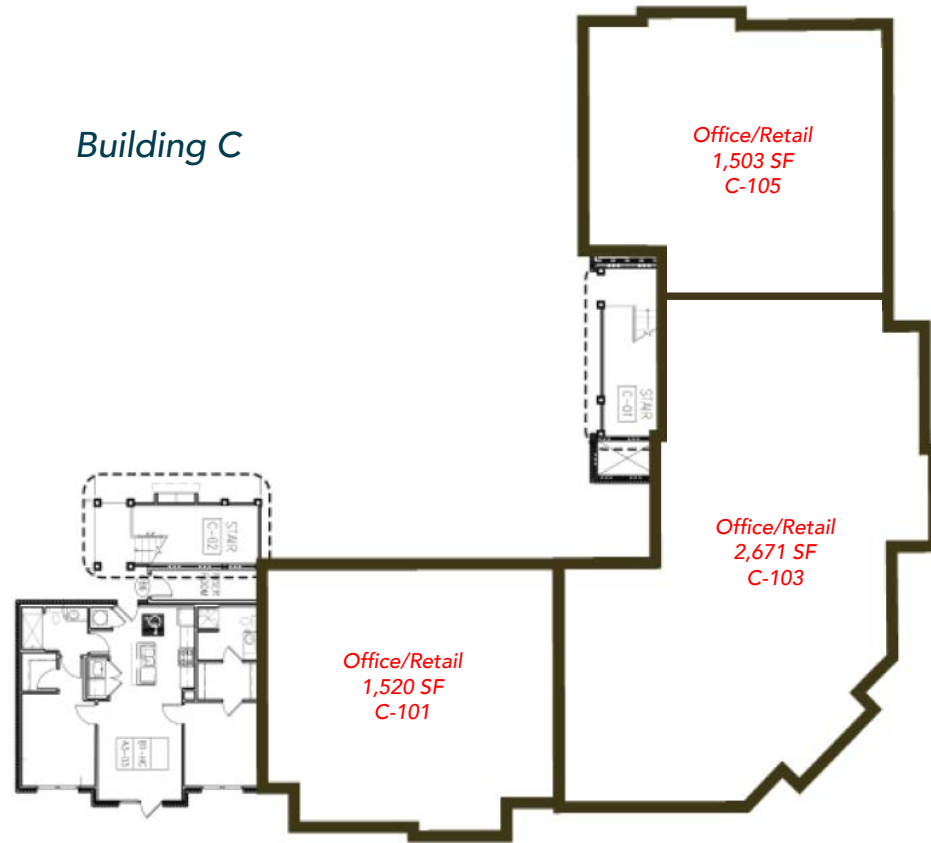
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Building C



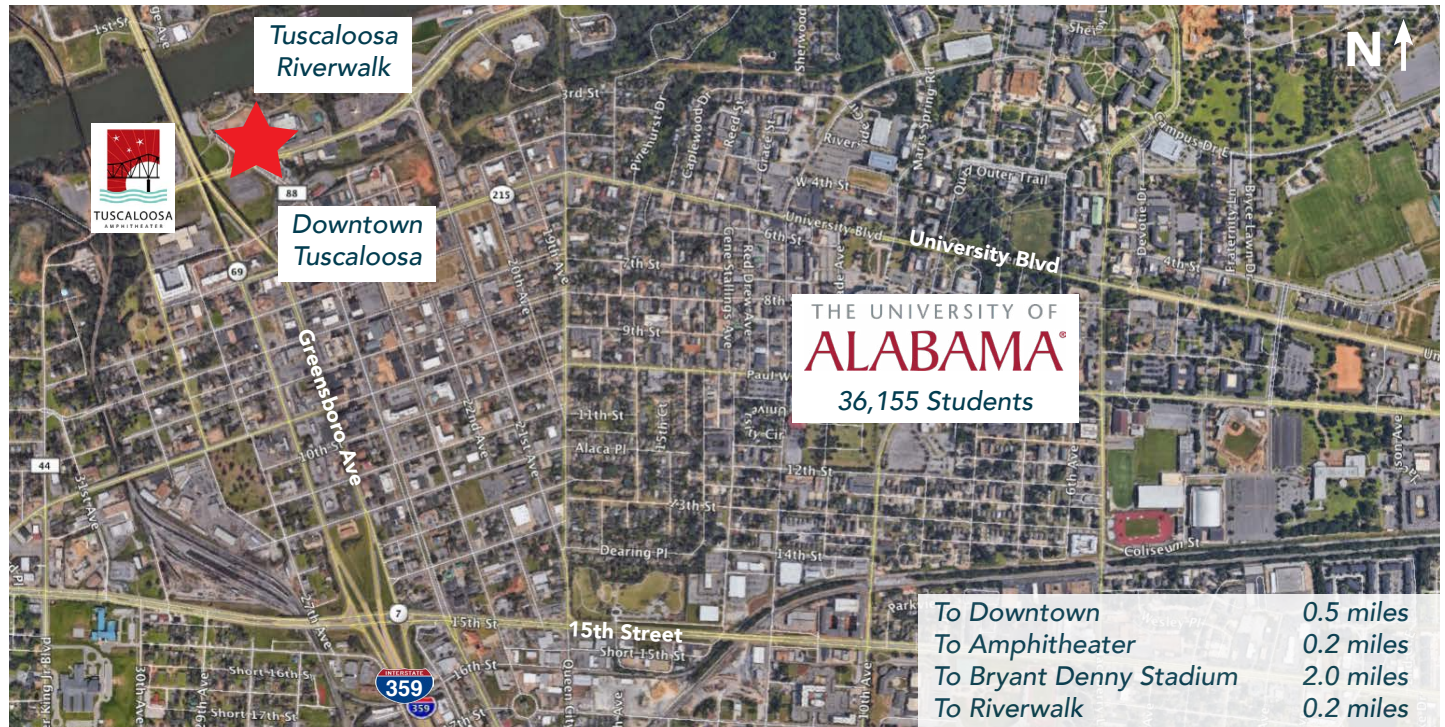
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