

FOR LEASE

Downtown Tuscaloosa Retail Building

401 21st Avenue , Tuscaloosa, AL 35401



SHANNON WALTCHACK
WE LOVE REAL ESTATE



PROPERTY SUMMARY

Available SF:	4,000 SF
Lease Rate:	\$25.00 NNN
Condition	Vanilla Box
Building Size:	4,000 SF

PROPERTY HIGHLIGHTS

- Fantastic location in the heart of downtown Tuscaloosa
- Excellent parking - 6 per 1,000
- Less than a mile from the vibrant University of Alabama campus
- Increasingly active retail corridor with established restaurants, boutiques and banks
- Busy corridor of University Boulevard has 14,300 vehicles per day

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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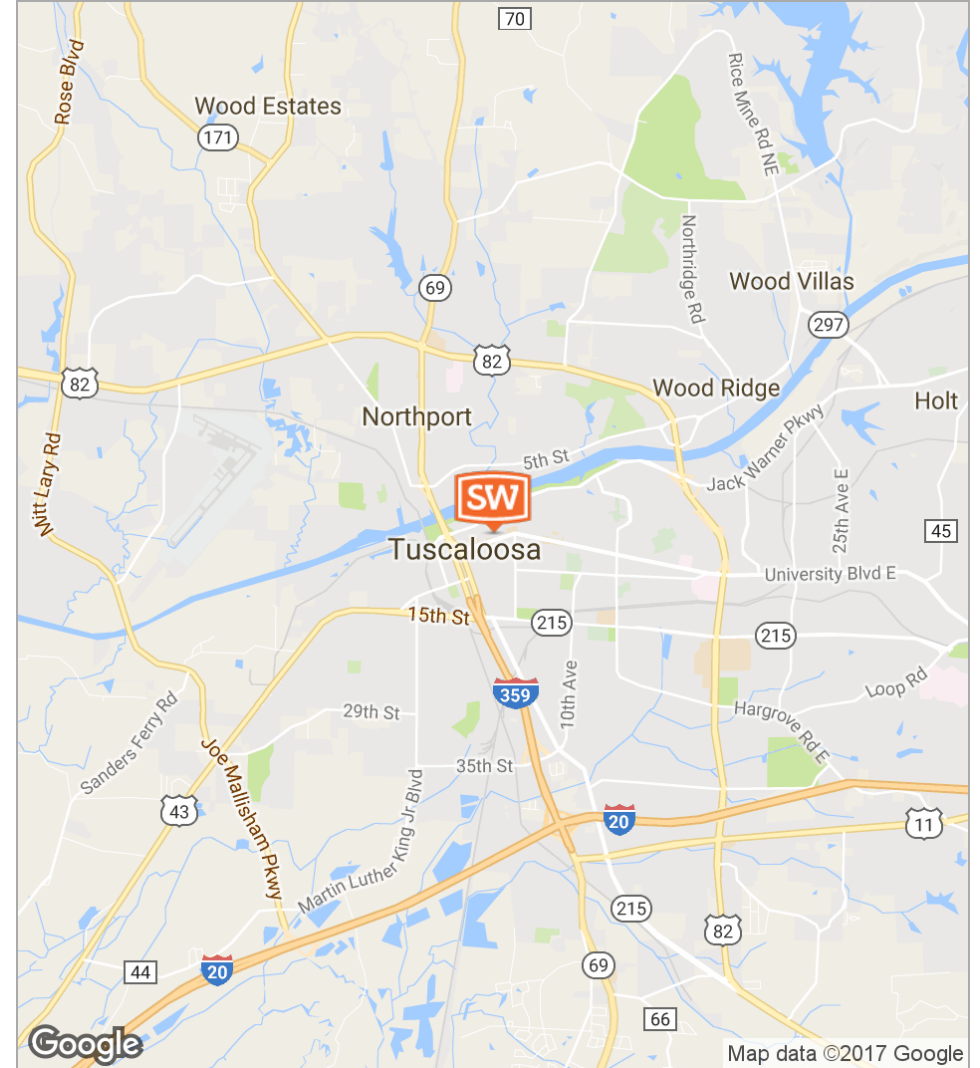
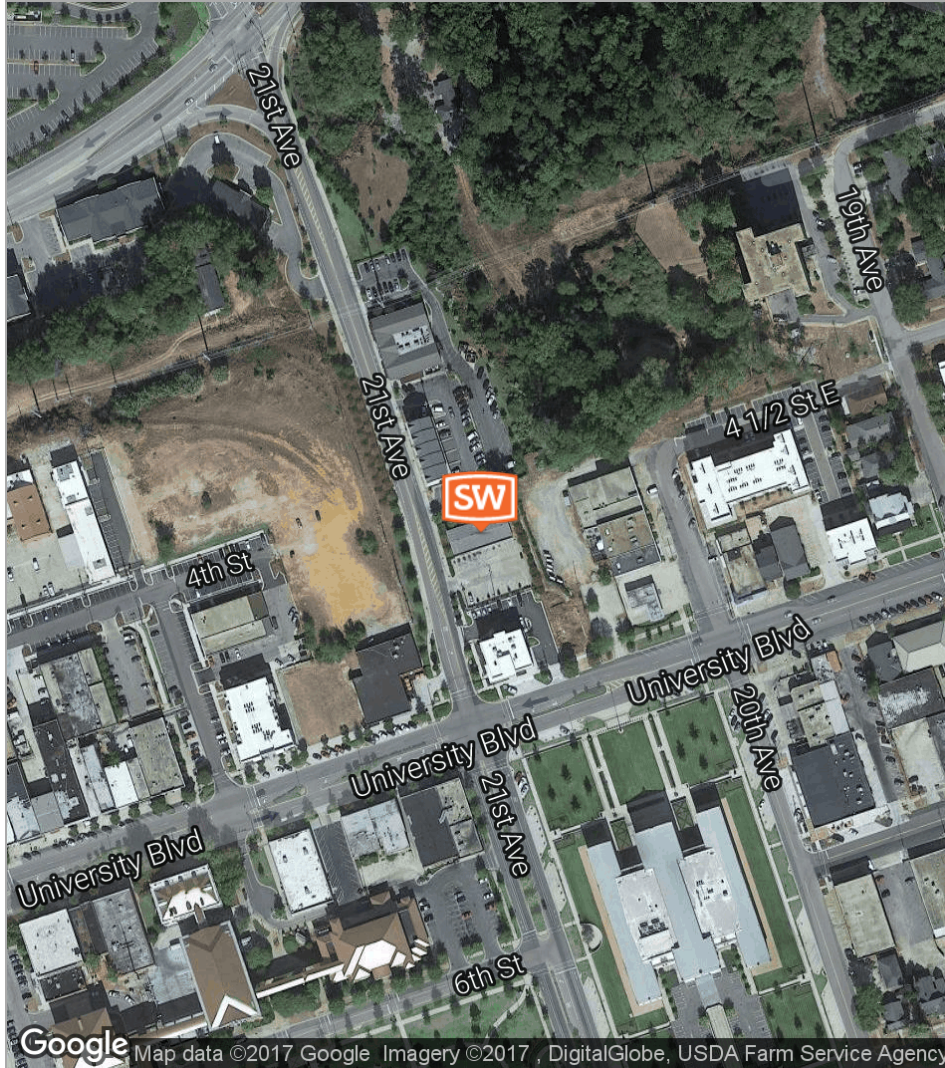
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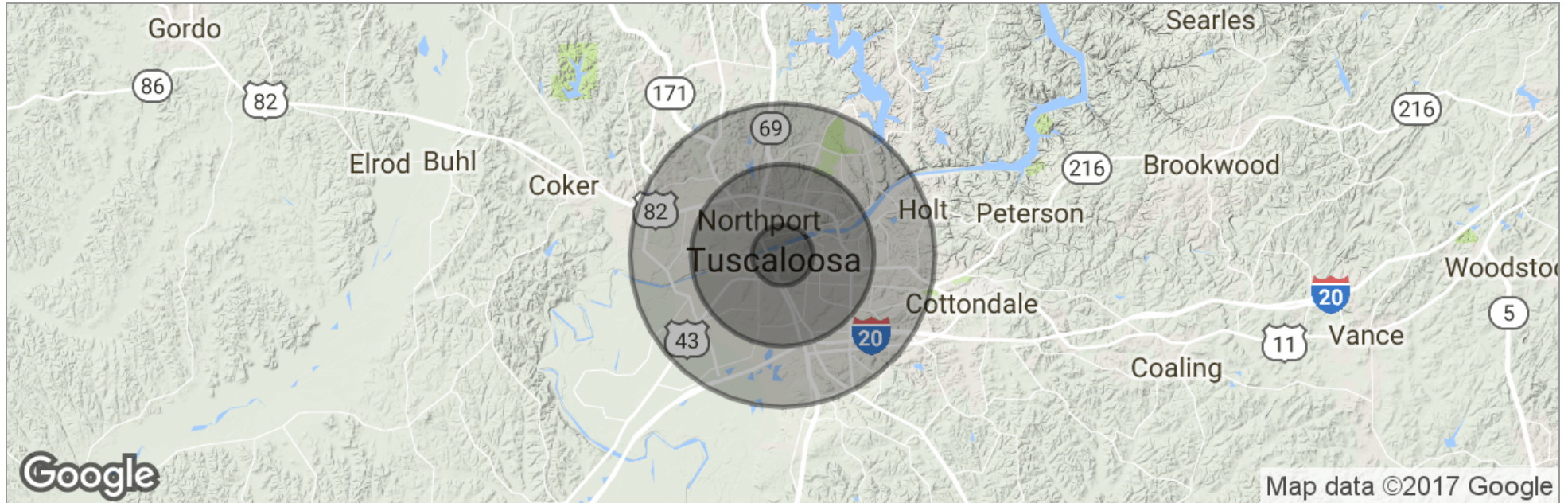
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	1 Mile	3 Miles	5 Miles
Total Population	8,842	57,179	104,100
Population Density	2,814	2,022	1,325
Median Age	25.9	28.6	29.7
Median Age (Male)	24.9	27.2	28.4
Median Age (Female)	28.1	30.4	31.1
Total Households	3,875	21,237	38,914
# of Persons Per HH	2.3	2.7	2.7
Average HH Income	\$27,993	\$40,153	\$47,689
Average House Value	\$152,692	\$178,197	\$200,442

* Demographic data derived from 2010 US Census

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