

# DRIVE-THRU BUILDING FOR SALE

1825 New Watermelon Rd • Tuscaloosa, AL 35406



**DRIVE-THRU**  
building for sale

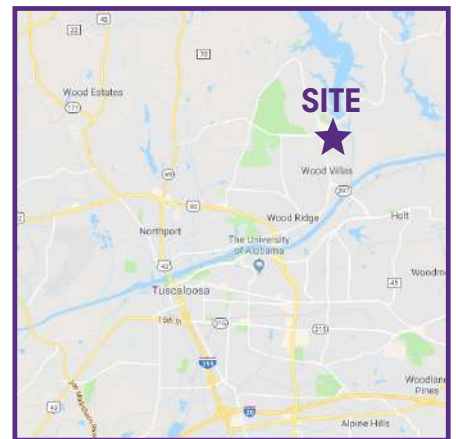
## Property Information

- ▶ Lot Size: Approx. 80'x150'
- ▶ On site parking
- ▶ Drive-thru only building ideal for QSR industry pick-up
- ▶ Large pylon sign available
- ▶ Across New Watermelon Road from Publix anchored shopping center
- ▶ Minutes away from Lake Tuscaloosa

Demographics	3 miles	5 miles	7 miles
<b>Population</b>	19,625	74,372	130,012
<b>Average HHI</b>	\$124,505	\$76,455	\$69,772
<b>Daytime Pop</b>	22,108	88,364	146,688

Traffic Counts: Vehicles Per Day

<b>Rice Mine Road</b>	18,390
<b>New Watermelon Road</b>	13,700



All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

## CALL FOR PRICING



Commercial Real Estate Specialists

Contact:

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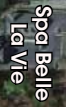
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**SITE**  
★  
Jalapenos Mexican Grill



Southeastern Spine Specialists



THE RESERVE  
AT NORTH RIVER



Buddy's Food Mart

Alabama ONE Credit Union

Emmanuel Baptist Church

North River Car Wash

North River Church



Water Treatment Plant

Gainwood

Shover Ct

Brandon

Garbrook Dr

RICE MINE ROAD

Rock Quarry Dr

New Watermelon Rd

