

LEASE

RIVERFRONT VILLAGE

GREENSBORO AVE & JACK WARNER PKWY, TUSCALOOSA, AL 35401



- SIZE 27,038 SF RETAIL/RESTAURANT
- LEASE RATE CALL FOR PRICING
- AVAILABLE IMMEDIATELY
- TRAFFIC 72,490 VPD (HWY 43)

○ DEMOGRAPHICS

<i>Distance</i>	<i>Population</i>	<i>Average Income</i>
1 MILE	7,770	\$28,504
3 MILES	57,276	\$39,631
5 MILES	102,347	\$48,775

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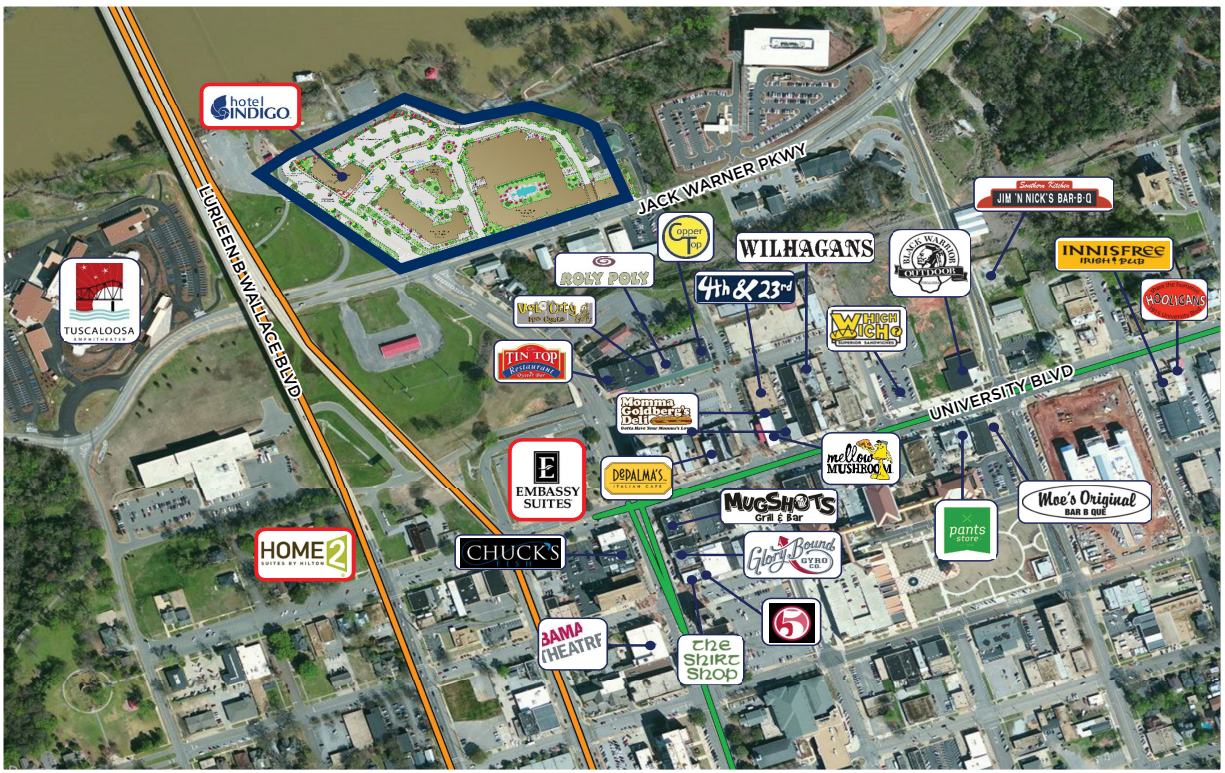
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Property from Corner of Greensboro Ave & Jack Warner Pkwy

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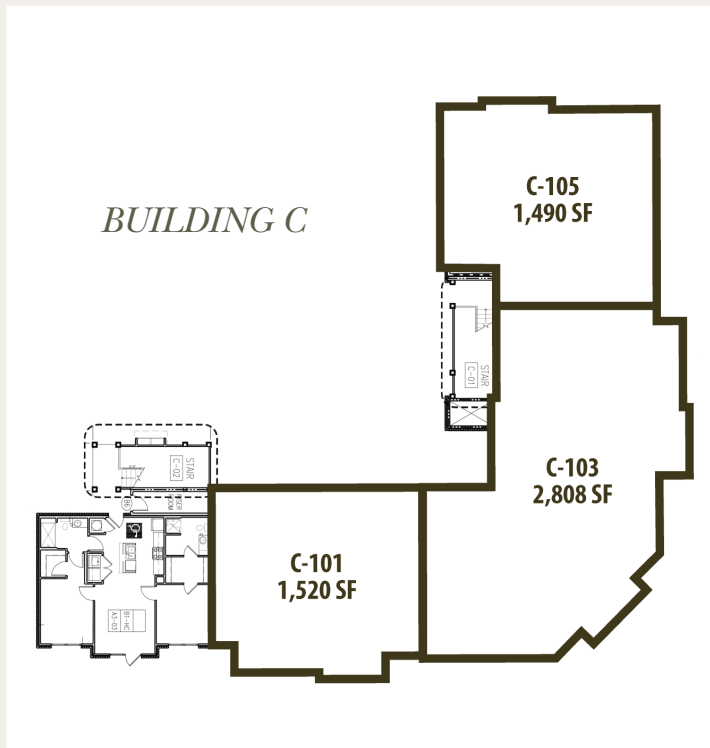
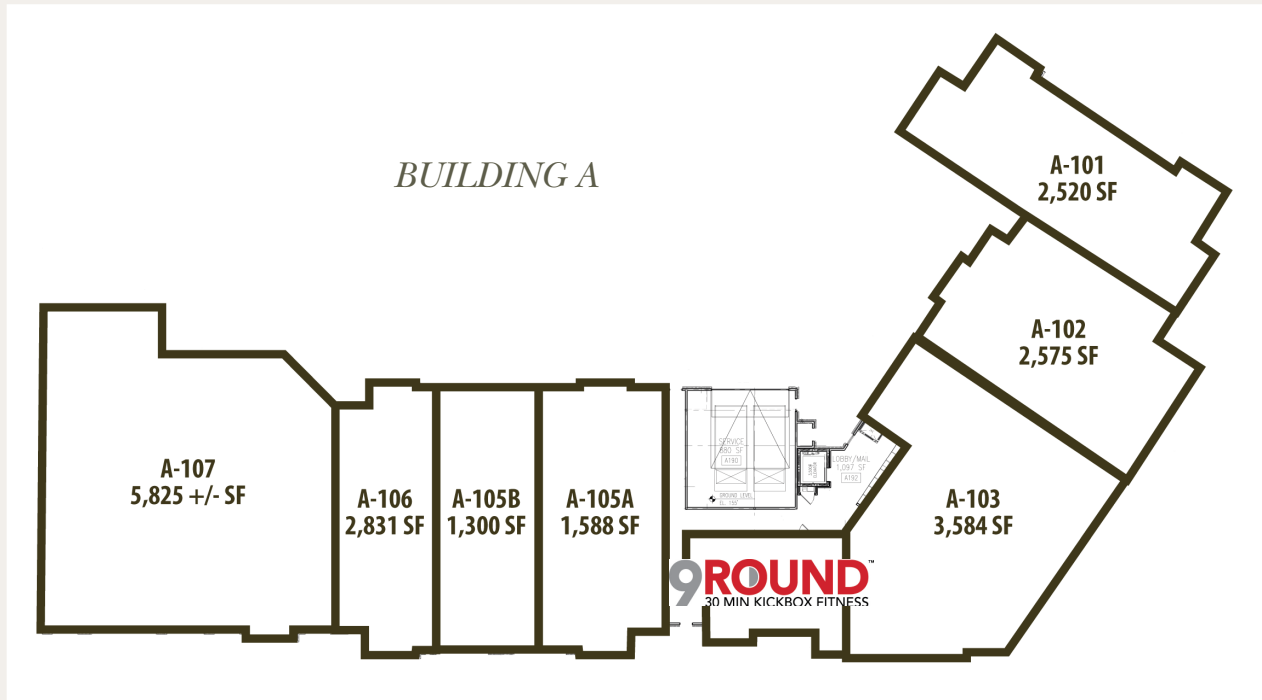
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POST OFFICE BOX 531247
BIRMINGHAM, AL 35253

RIVERFRONT VILLAGE



- Dynamic, mixed-use project located adjacent to the Tuscaloosa Amphitheater in downtown Tuscaloosa
- Approximately one mile from the University of Alabama, whose 2014-2015 enrollment numbers reached a record high 36,155 students
- 7.5 acre development encompassing four buildings, 192 luxury apartments, more than 27,000 square feet of retail space, and a 91-key Hotel Indigo
- Three new hotels emerging in the downtown area totaling 358 keys (Hotel Indigo (on site), Embassy Suites, and Home2 Suites)
- Join other downtown retailers and restaurants including: Mellow Mushroom, Chuck's Fish, Five Bar, The Shirt Shop, Pants Store, and others

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