

Publix #0075 - The Shops of Lake Tuscaloosa

4851 Rice Mine Road NE
Tuscaloosa, AL 35406
Lat 33.263, Long -87.515

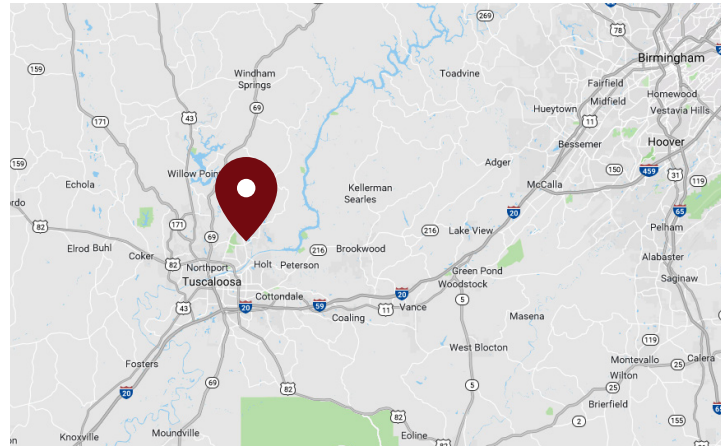
FOR LEASE



1,300 - 2,600 SF & ±1.07 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Located in Tuscaloosa, Alabama - Home to the University of Alabama with 35,000+ Students
- Surrounded by an Affluent Population with an Average Household Income of \$100,000+ Within Three Miles
- Solid Mix of Local and National Tenants
- Great Visibility with Easy Ingress and Egress
- Traffic Count: 40,290 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,178	18,935	75,357
Daytime Population	2,971	21,612	88,980
Total Households	1,454	7,439	29,259
Avg. HH Income	\$149,420	\$129,197	\$76,878

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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Crossman & Company

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SITE PLAN



Suite	Tenant	Size
200	Publix	44,271
100	Royal Fine Cleaners	1,271
110/120	AVAILABLE	2,600
300	Tru-Fitness	3,900
400-410	Top Nails	2,600
420	Fujiyama Japanese	1,300
430	Headstart Hair Salon	1,300
450-440	Petsense	6,500
460	AVAILABLE	1,300
520	Hungry Howie's Pizza	1,300
530	Confetti Interiors	1,300
540	Brookwood Endodontics	1,300
550	Ivey House Boutique	1,300
OP2	AVAILABLE	±1.07 AC

TOTAL 70,242



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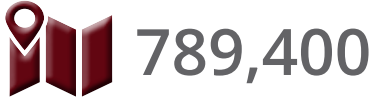
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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	125,514
Sunday	121,958
Friday	116,835

OF VISITS

TOP 3 HOURS

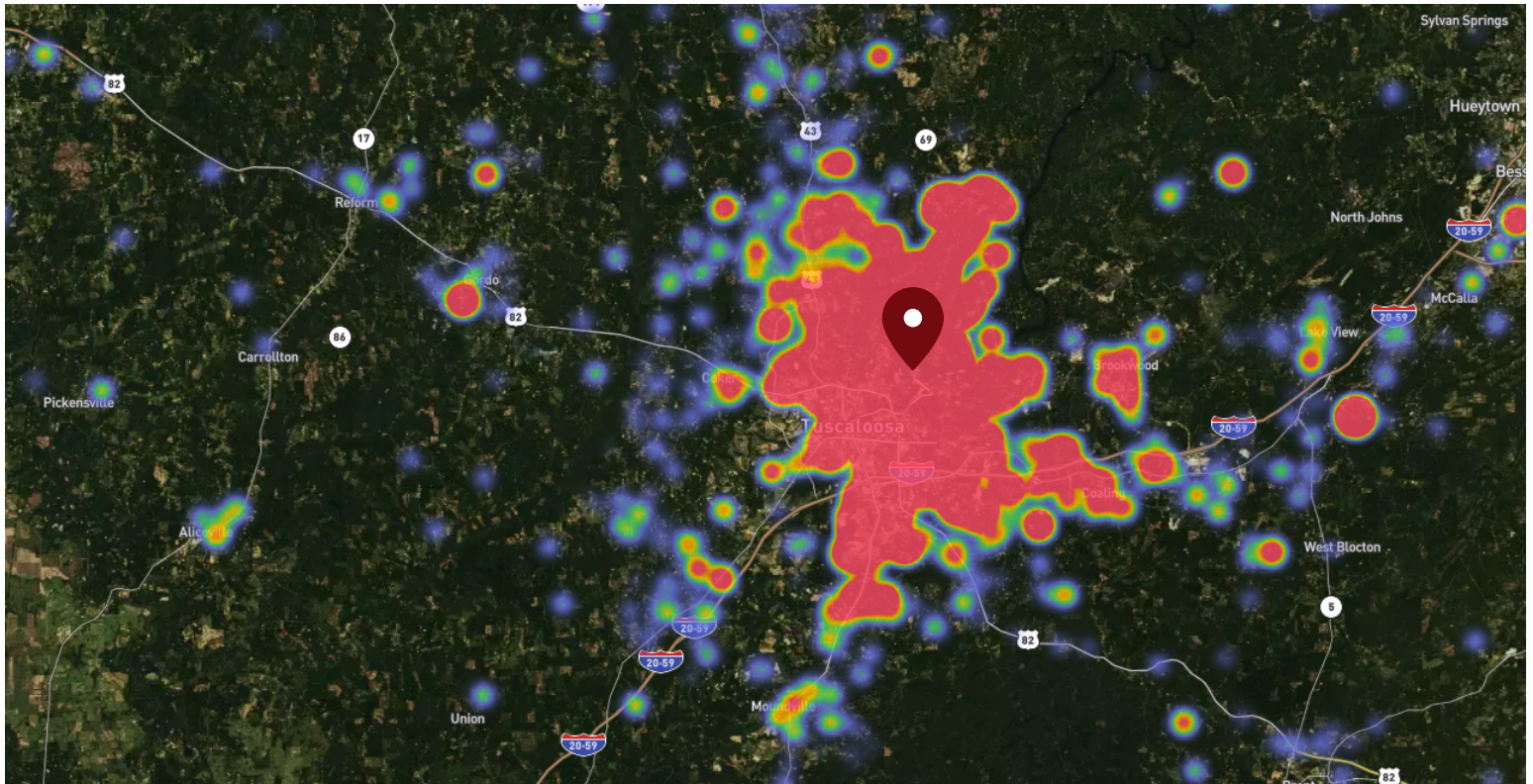


5-6 PM	164,876
4-5 PM	157,685
3-4 PM	132,038

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Dec 1, 2019 - Nov 30, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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