

RETAIL PROPERTY FOR LEASE

# BLACK WARRIOR CENTER

230 MCFARLAND BLVD , NORTHPORT, AL 35476



## PROPERTY DESCRIPTION

Black Warrior Center is a multi-tenant retail strip center in Northport, AL. The single-story property features visible storefronts, shared on-site parking, and flexible suite layouts suitable for retail, service, or professional users. Its location along McFarland Boulevard offers reliable exposure within an established commercial area.

## LOCATION DESCRIPTION

Black Warrior Center is located along McFarland Boulevard (Hwy 82), one of Northport's primary retail corridors. The center benefits from strong daily traffic, nearby national retailers, and surrounding residential neighborhoods, providing consistent visibility and convenient access for customers and employees.

- McFarland Blvd (Hwy 82) frontage
- Shared surface parking
- Flexible suite configurations
- Pylon signage available

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	3,000 SF
Building Size:	30,780 SF

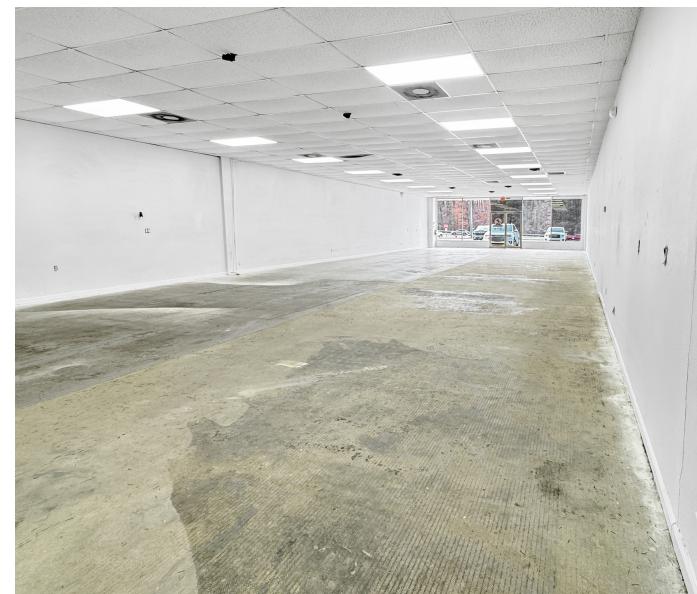
**RICHARD HENRY**

205.236.5396

[info@rightspacecre.com](mailto:info@rightspacecre.com)

**RS**  
RIGHT SPACE  
[rightspacecre.com](http://rightspacecre.com)

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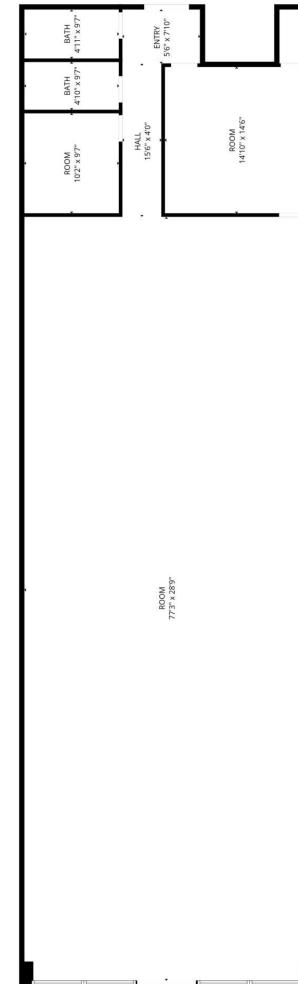
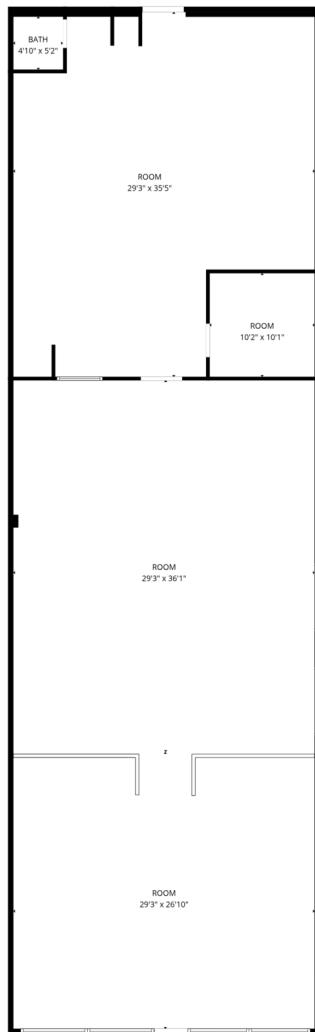
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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**LEASE INFORMATION**

Lease Type:	NNN
Total Space:	3,000 SF

Lease Term:	Negotiable
Lease Rate:	\$12.00 SF/yr

**AVAILABLE SPACES****SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION**

Unit 226	3,000 SF	NNN	\$12.00 SF/yr	Suite 226 at Black Warrior Center offers approximately 3,000 SF with a layout that includes multiple large open areas and a smaller enclosed room toward the rear of the suite. The space features a defined storefront entry and a configuration that supports a variety of retail, service, or professional uses. Its open floor plan allows for flexible setup and customization to meet tenant needs within an established retail center.
Unit 228	3,000 SF	NNN	\$12.00 SF/yr	Suite 228 at Black Warrior Center offers approximately 3,000 SF with a large open main area and several enclosed rooms toward the rear of the suite. The layout provides flexibility for a mix of open-use space and private rooms, making it well suited for retail, service, or professional users. A defined entry and adaptable floor plan allow the space to be customized to fit a variety of business needs.

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