

For Lease: Second Generation Restaurant Opportunity

1511 Skyland Boulevard E | Tuscaloosa, AL



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For Lease

1511 Skyland Boulevard E
Tuscaloosa, AL

* *Second Generation Restaurant
Outparcel to Sam's Club &
Walmart Supercenter!*

Property Specifications

SPACE AVAILABLE

±7,839 SF

PARCEL SIZE

±1.37 AC

AVAILABLE

12.31.2026

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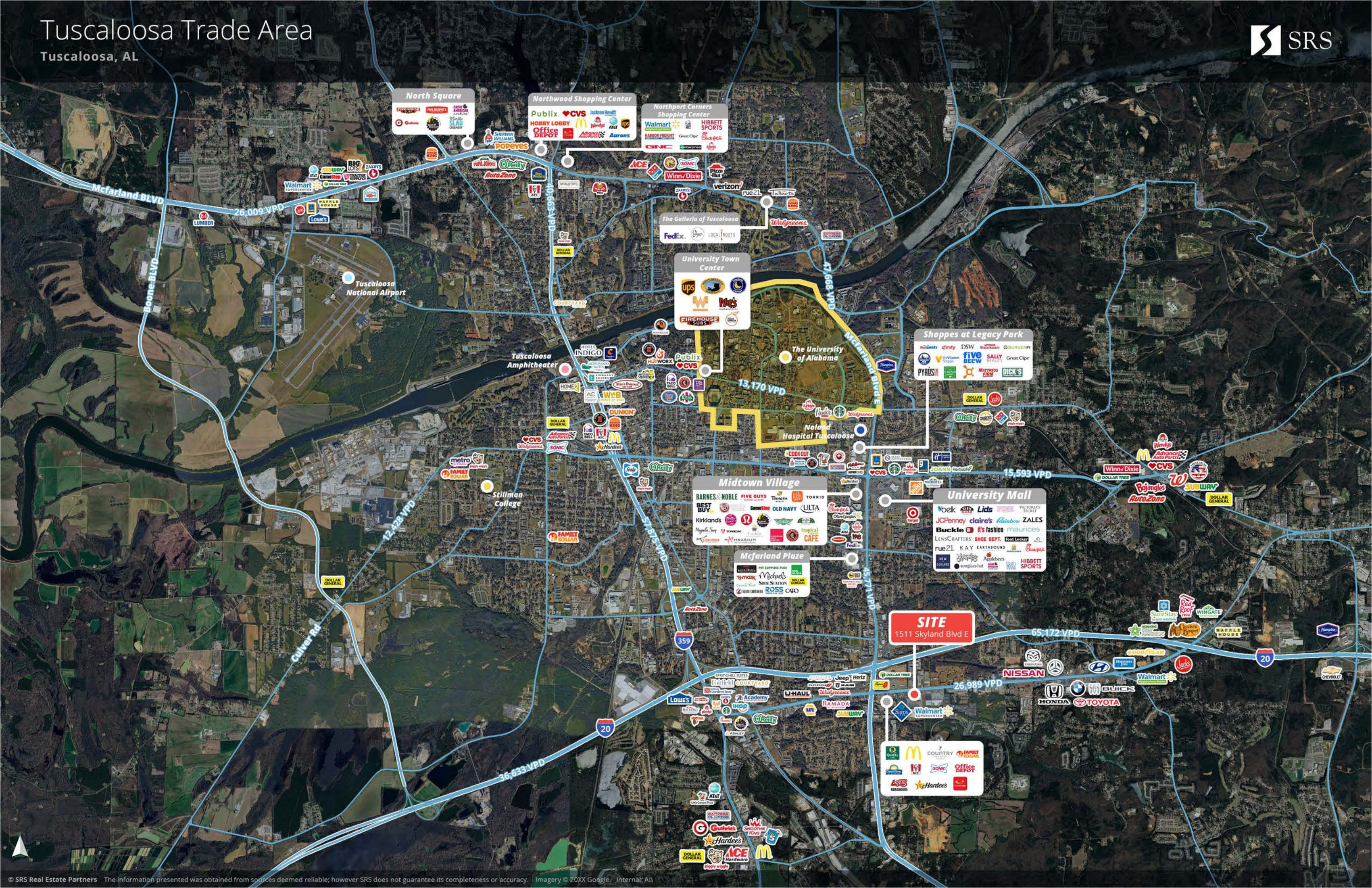
About the Property

- ±7,839 SF second-generation restaurant on approximately ±1.37 AC
- Prime Skyland Blvd location with approximately 295 feet of frontage
- Outparcel to Sam's Club, Walmart Supercenter, and Office Depot provides strong retail synergy and built-in traffic
- Existing restaurant configuration offers an attractive opportunity for restaurant, QSR, or other food and beverage concepts
- Generous site area provides ample parking, and convenient customer access

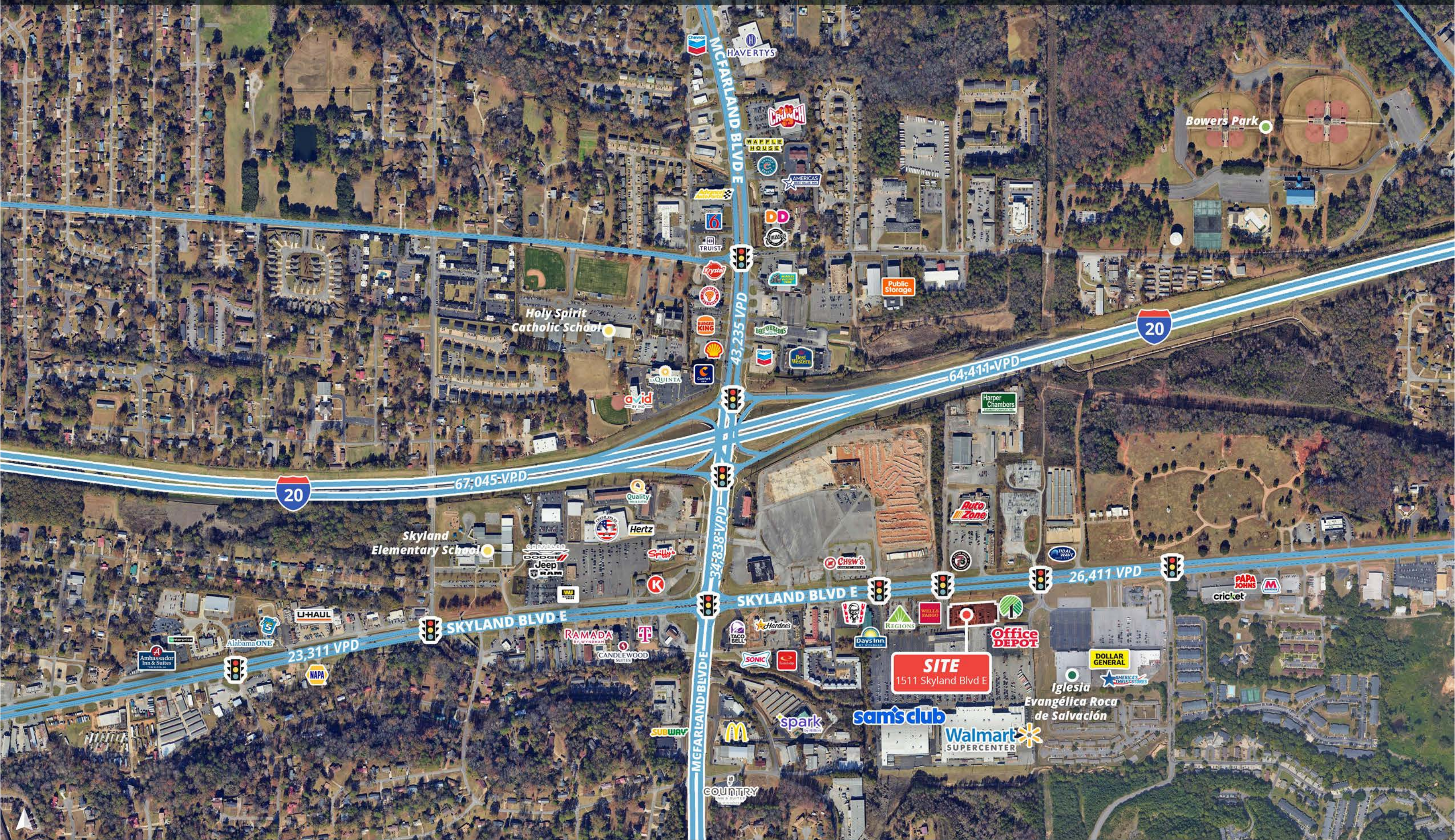
Join These Retailers



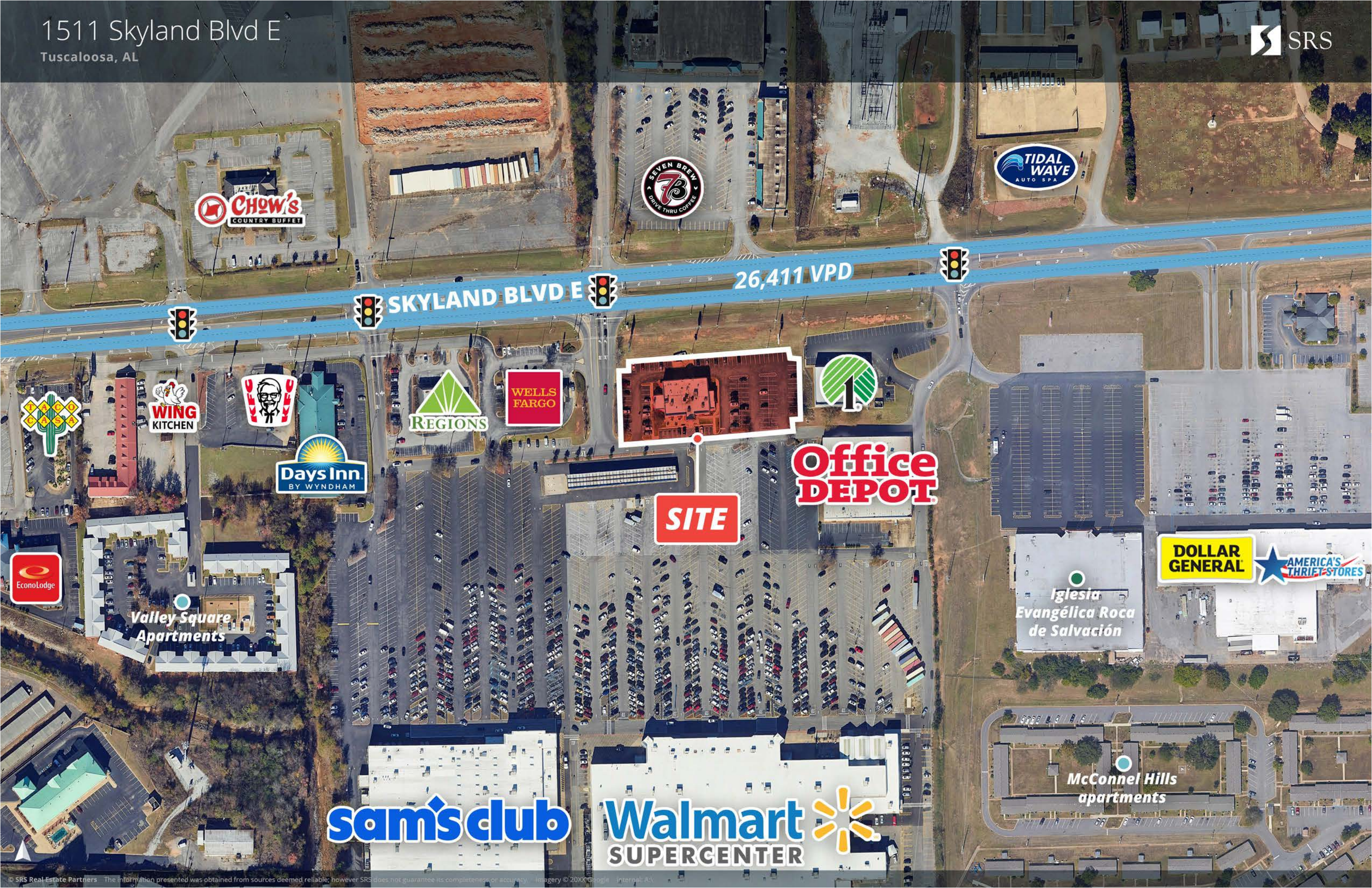
SRS REAL ESTATE PARTNERS



Tuscaloosa, AL



1511 Skyland Blvd E
Tuscaloosa, AL



SKYLAND BLVD E 26,411 VPD



Valley Square Apartments



Iglesia Evangélica Roca de Salvación

McConnell Hills apartments



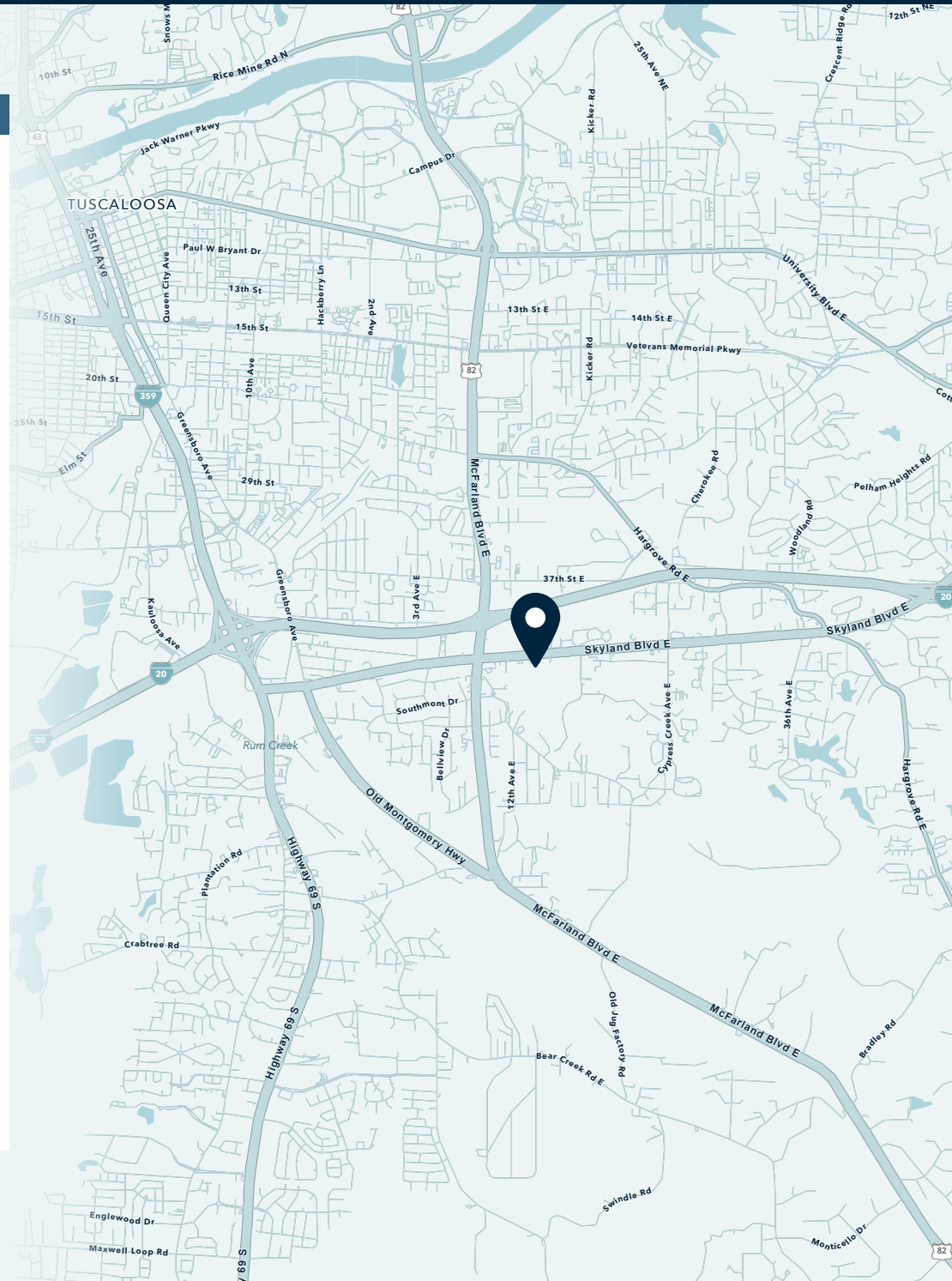


Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	6,616	52,203	126,618
2031 Projected Population	6,682	52,888	128,525
Proj. Annual Growth 2026 to 2031	0.20%	0.26%	0.30%
Daytime Population			
2026 Daytime Population	7,793	63,703	145,322
Workers	4,535	38,814	76,210
Residents	3,258	24,889	69,112
Income			
2026 Est. Average Household Income	\$57,174	\$70,427	\$76,264
2026 Est. Median Household Income	\$41,194	\$51,596	\$54,425
Households & Growth			
2026 Estimated Households	3,233	25,399	49,735
2031 Estimated Households	3,343	26,328	51,754
Proj. Annual Growth 2026 to 2031	0.67%	0.72%	0.80%
Race & Ethnicity			
2026 Est. White	20%	41%	46%
2026 Est. Black or African American	72%	50%	43%
2026 Est. Asian or Pacific Islander	1%	2%	2%
2026 Est. American Indian or Native Alaskan	0%	0%	0%
2026 Est. Other Races	6%	7%	8%
2026 Est. Hispanic (Any Race)	4%	5%	6%

Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





Ring of 5 Miles

Key Facts

126,618

Total
Population

145K

Total Daytime
Population

0.30%

Population
Annual Growth
Rate

27.3

Median Age

\$54,425

Median
Household
Income

\$57.4K

Average
Disposable
Income

15.3K

Population 12
Years & Younger

66.0K

Female
Population

Annual Household Spending



\$1,684

Apparel &
Services



\$5,216

Groceries



\$154

Computers &
Hardware



\$4,968

Health Care



\$2,900

Eating Out

Restaurants & Housing Growth



\$1,186

2026 Food/Nonalc
Bevs at Full Svc
Restaurants (Avg)



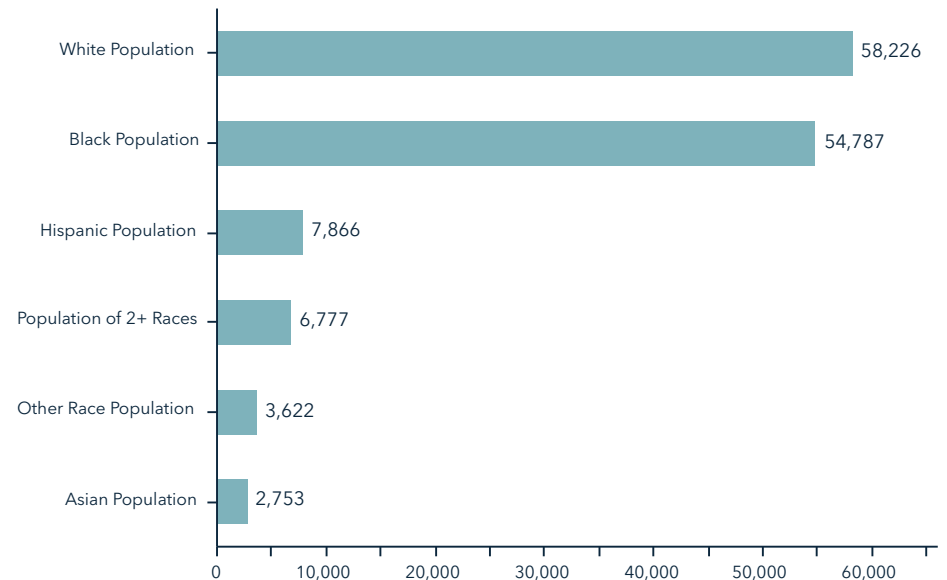
\$220

2026 Alcoholic Bevs
Away from Home
(Avg)



0.8%

2026-2031 Growth
Rate: Households

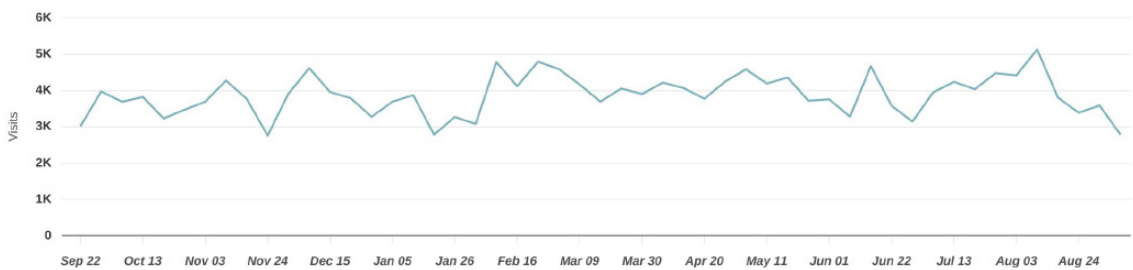




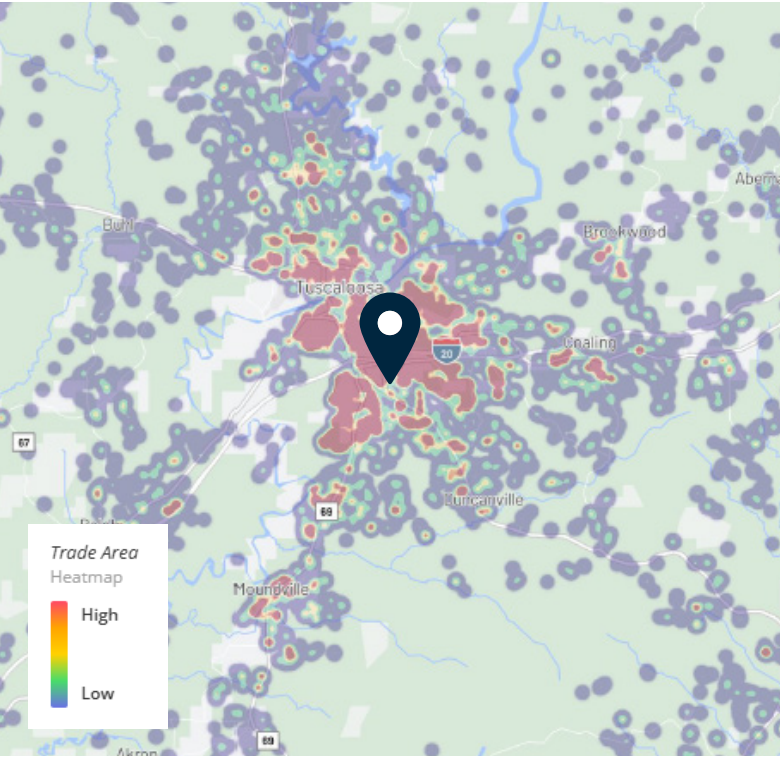
Data for 09/19/2025 - 09/18/2026



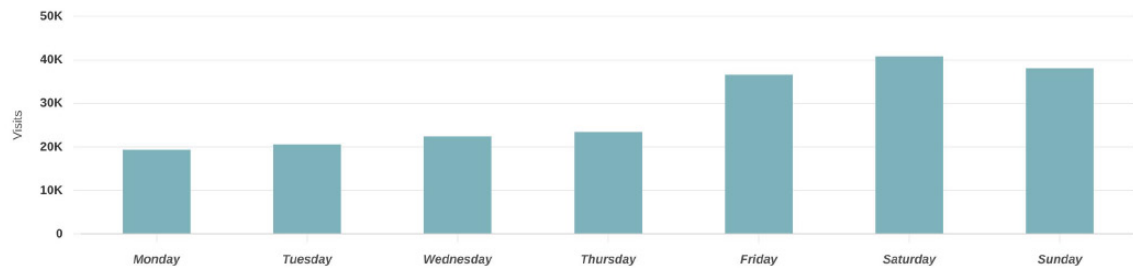
VISITS TREND



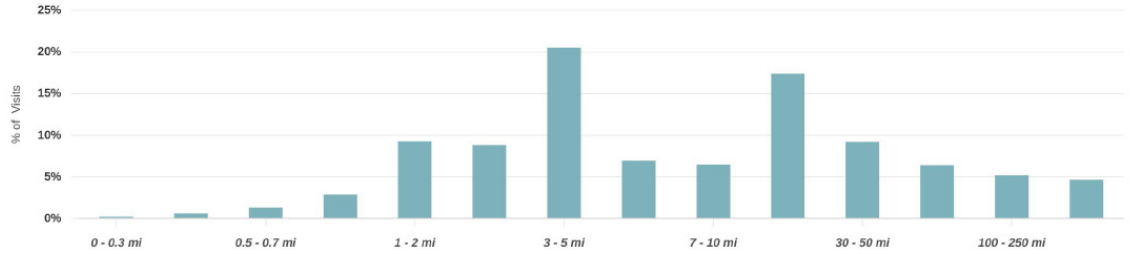
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE

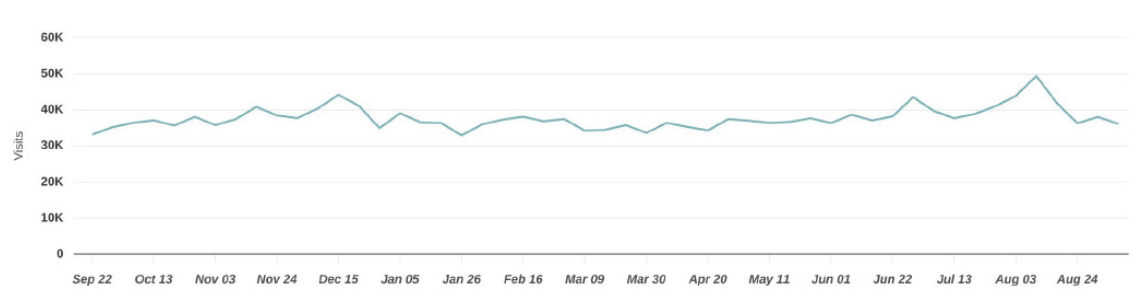


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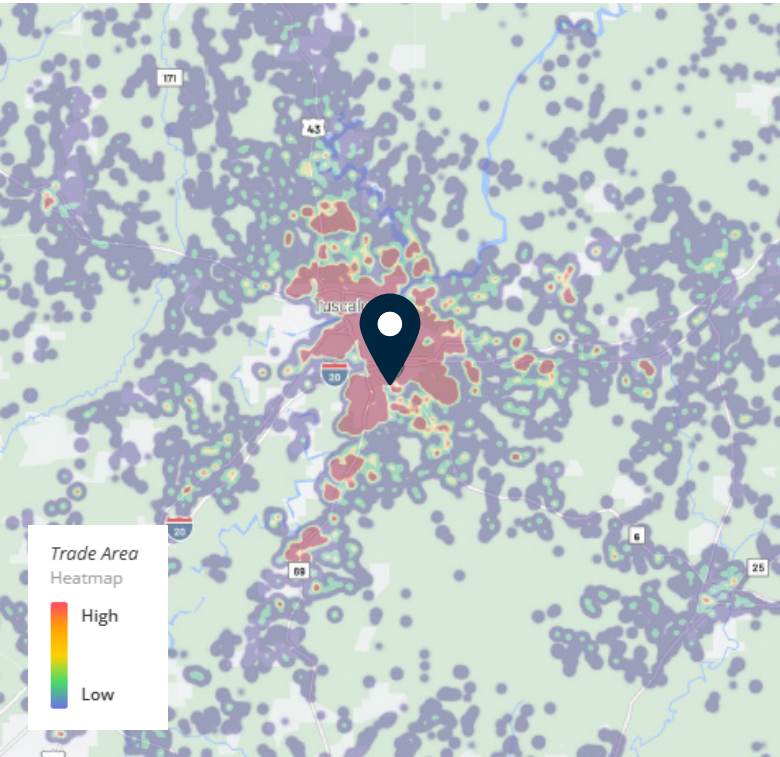
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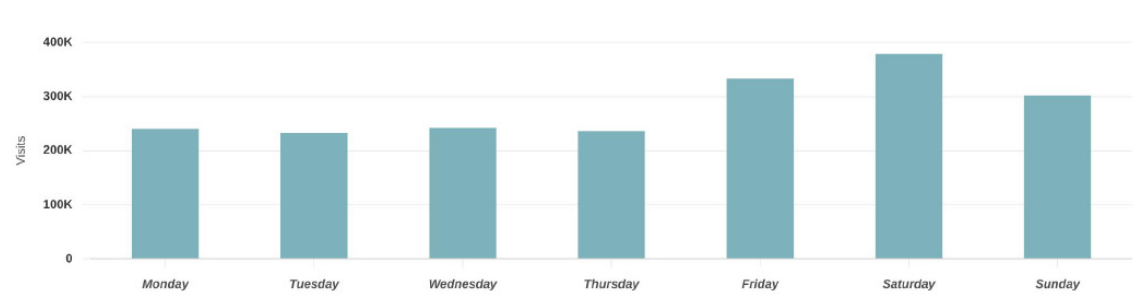
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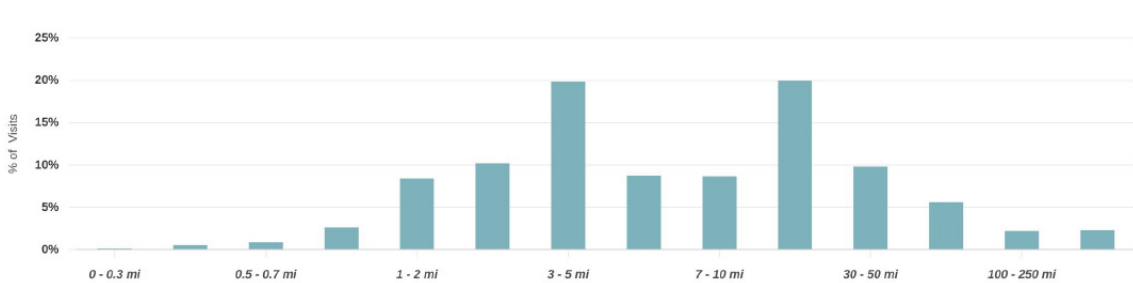
TRADE AREA



DAILY VISITS



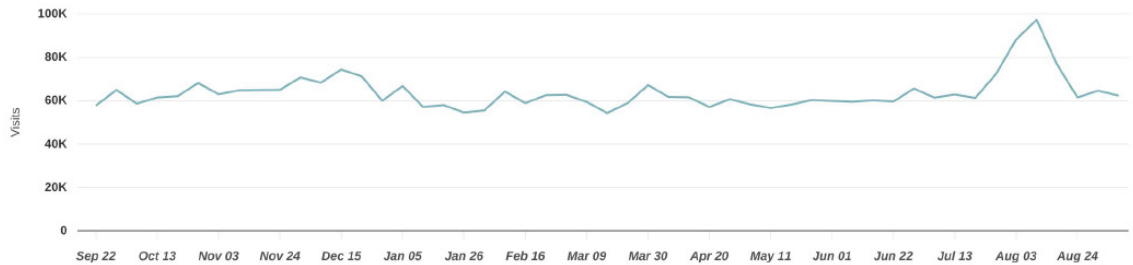
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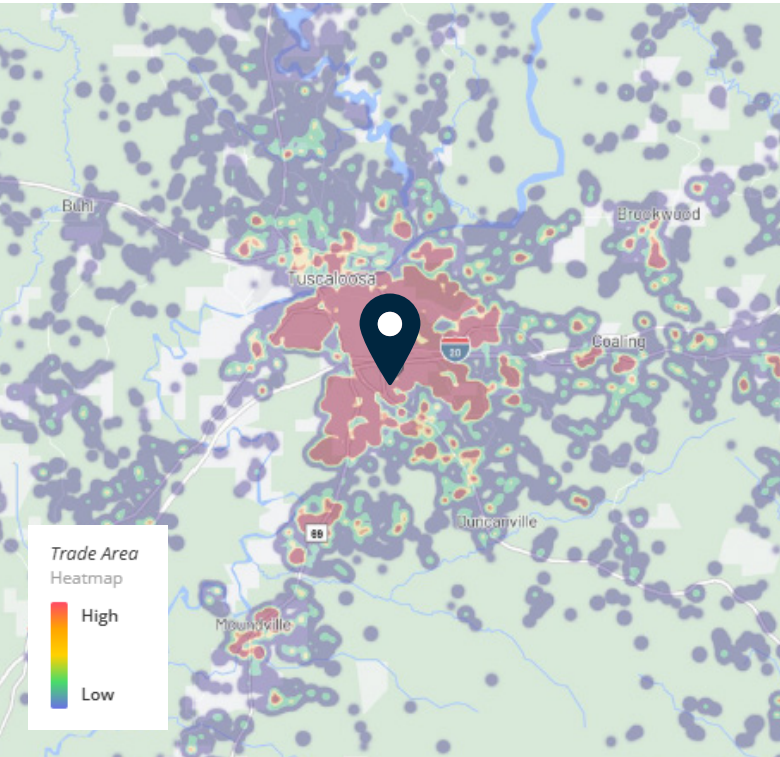
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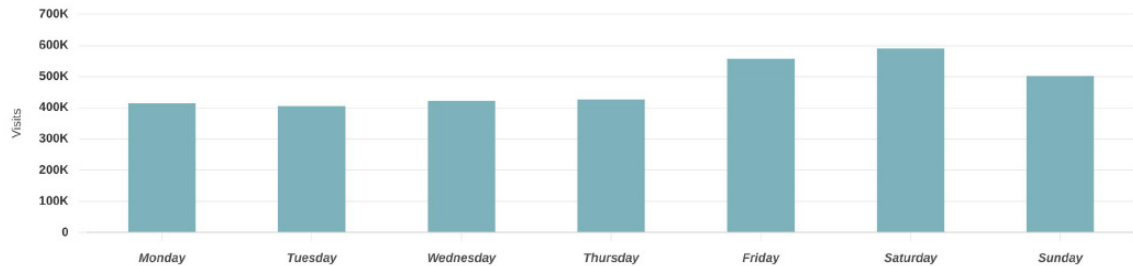
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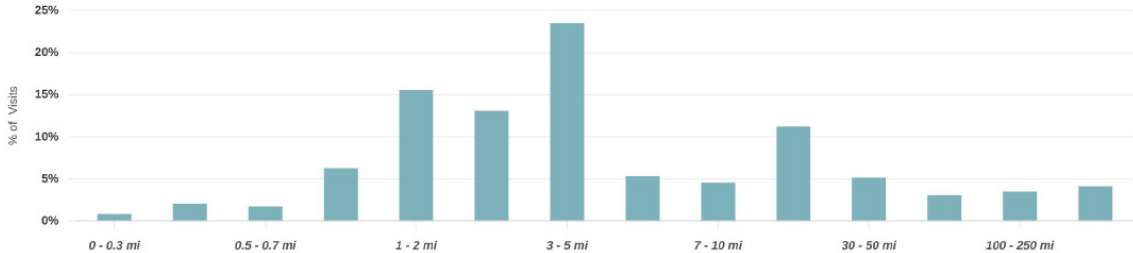
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE





About Tuscaloosa, AL

Tuscaloosa, Alabama is one of the Southeast's leading college markets, anchored by the University of Alabama, which serves as the city's primary tourism and economic driver. The university attracts students, faculty, visitors, and alumni year-round, while Alabama Crimson Tide football generates substantial visitor traffic, hotel demand, and retail spending during the fall season.

In addition to the university, Tuscaloosa benefits from major employers such as Mercedes-Benz U.S. International, a growing healthcare sector, and continued investments in downtown redevelopment, entertainment venues, and infrastructure. These drivers have supported steady population growth, increased commercial development, and a strong regional economy, positioning Tuscaloosa as a key destination for tourism, business, and investment in West Alabama.

WHY TUSCALOOSA?

A rapidly growing market driven by a flagship SEC university, world-class manufacturing, and a 280,000+ resident trade area.

Tuscaloosa by the Numbers

\$2.5 Billion

YEARLY ECONOMIC IMPACT

Generated by the University of Alabama

\$2.56 Billion

ANNUAL RETAIL SALES

City of Tuscaloosa

114,000+

TUSCALOOSA CITY POPULATION

2025 Estimate

280,000

METRO AREA POPULATION

13.2%

POPULATION GROWTH

Since 2020

6,100+

EMPLOYEES AT MERCEDES-BENZ U.S. INTERNATIONAL

11,000+ supplier-supported jobs



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