



West Village Florence, AL

25,764 SF RETAIL & RESTAURANT SPACE FOR LEASE

Shannon Tyndall
Vice President
+1205 563 4583
Shannon.Tyndall@cbre.com

Jake Parker
Associate
+1334 782 4996
Jake.Parker@cbre.com





Property Information

The West Village Mixed-Use Development is currently under construction and will consist of 25,764 SF of retail and restaurant space, 117 multifamily units, and 64 single family homes. This development will provide new commercial space and homes for the growing City of Florence, AL. The development will be walkable and have an entertainment area for gatherings, concerts, and other community events. The project will be in phases with the 1st phase consisting of the commercial buildings 3, 4, and 5- set to be open in Q1 of 2027.

Project Layout

- Building 1: 3,148 SF
 - Building 2: 3,173 SF
 - Building 3: 3,379 SF
 - Building 4: 3,143 SF
 - Building 5: 3,151 SF
 - Building 6: 3,173 SF
 - Building 7: 3,424 SF
 - Building 8: 3,173 SF
 - Building 9: 3,173 SF
- *Ability to subdivide*



“The Shoals”- Robert Trent Jones Golf Course

Alabama’s Robert Trent Jones Golf Trail, is the largest golf course construction project ever attempted. Across the state, there are 11 sites total. The Robert Trent Jones Golf Trail at The Shoals is home to two 18-hole championship courses and sits high above Wilson Lake on the Tennessee River. The Fighting Joe course, was the first Trail course to break 8,000 yards and the second course is the Schoolmaster (named for President Woodrow Wilson).



University of North Alabama

The University of North Alabama (UNA) is a public university in Florence, Alabama and is the state of Alabama’s oldest university. In Fall 2023, total undergraduate enrollment was 7,860+ students and total graduate enrollment was 2,666+. UNA is the fastest growing university in the state. Located in a city with rich musical heritage, the UNA Department of Music offers multiple degrees and private study opportunities for students. The Department of Music remains a consistent resource of excellence for both the University of North Alabama and the Shoals region. Several notable music artists have graduated from the University of North Alabama including country music- songwriter Darryl Wroley, Grammy Award-winning singer-songwriter John Paul White, bassist David Hood of The Drive By Truckers, and more.



MASTER SITE PLAN



RETAIL SITE PLAN

- Building 1: 3,148 SF
 - Building 2: 3,173 SF
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Area Demographics

	1 Mile	3 Miles	5 Miles
Population	3,952	31,473	68,673
Households	1,744	13,413	29,724
Average Household Income	\$47,527	\$58,523	\$69,067
Businesses	637	1,606	3,387



Property Highlights

- Open Container Development
- Two Shared Plazas
- Each Shop Space has Patio Area Available
- Located near Downtown Florence, AL, The University of North Alabama, and the Shoals region
- Walkable design and pedestrian-friendly
- Central Public Plaza with:
 - Outdoor Dining
 - Farmers Market
 - Live Music
 - Movie Nights

Aerial Map



FLORENCE MIDDLE SCHOOL
707 Students

University of
NORTH ALABAMA
10,620 Students

W.C. HANDY SCHOOL
250 Students

UNIVERSITY OF NORTH ALABAMA FACILITY
45,380 SF Building | 3.56 Acres

SHOALS CULINARY SCHOOL

WEST VILLAGE SITE
205 S Marengo Street

Frank Lloyd Wright-
Rosebaum House
Museum

Florence

LONG-LEWIS FirstSouthern

Site



SHOALS CULINARY CENTER

Incoming Grocery Store

UNIVERSITY OF NORTH ALABAMA FACILITY
45,380 SF Building | 3.56 Acres

WEST VILLAGE SITE
205 S Marengo Street
Florence, AL 35630

Frank Lloyd Wright-Rosebaum House Museum

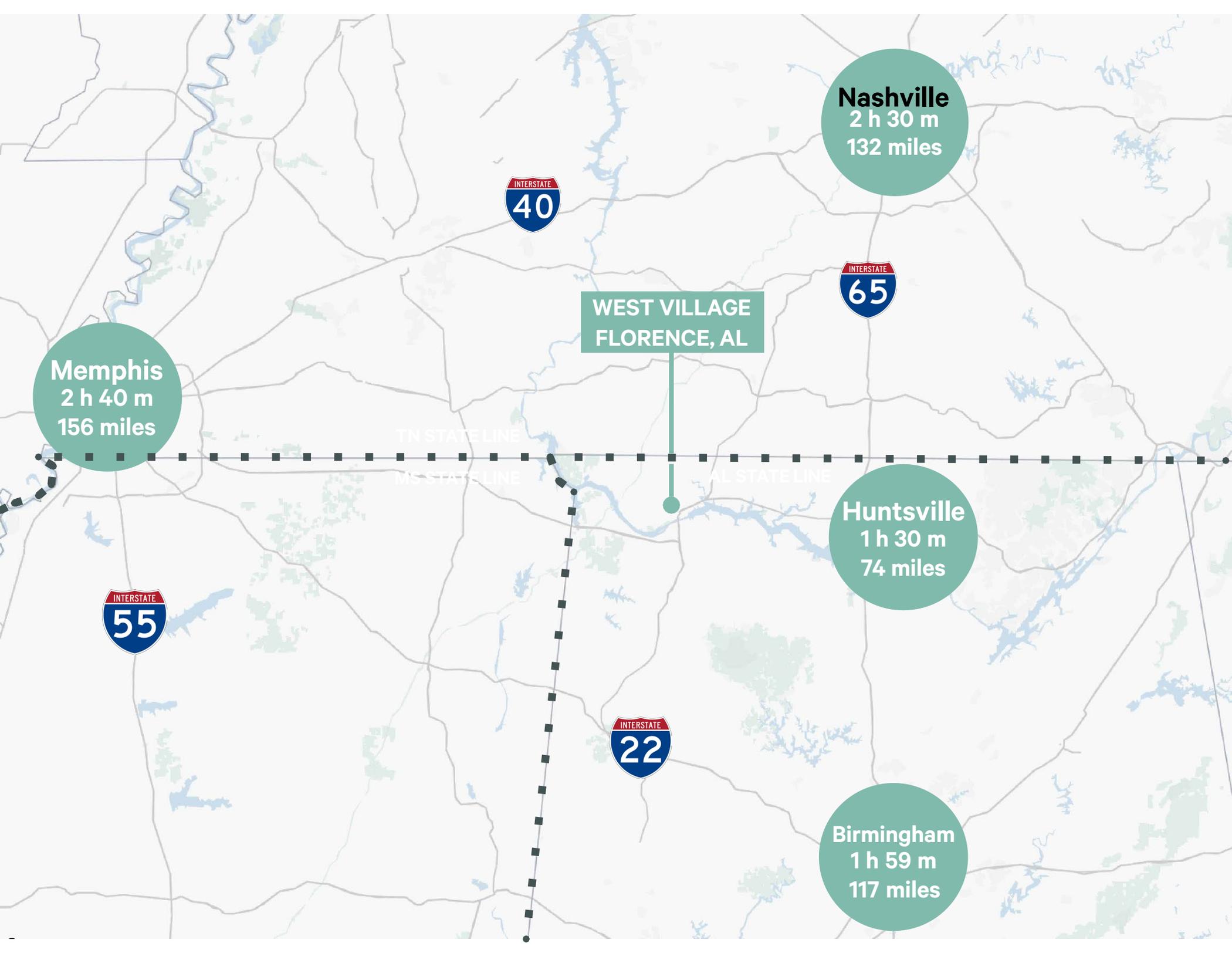
W COLLEGE STREET

S MARENGO STREET

W ALABAMA STREET

GROVE STREET

DR HICKS BOULEVARD



Nashville
2 h 30 m
132 miles



**WEST VILLAGE
FLORENCE, AL**



Memphis
2 h 40 m
156 miles

TN STATE LINE
MS STATE LINE
AL STATE LINE

Huntsville
1 h 30 m
74 miles



Birmingham
1 h 59 m
117 miles







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