

BUILT TO SUIT OR GROUND LEASE

5542 MCFARLAND BLVD | NORTHPORT, AL 35406



COLLEGE CITY REALTY.COM

DAVID FUHRMAN JR., | QUALIFYING BROKER

📞 | 205-345-2400 x15

📞 | Lease Line 205-292-0873

✉️ | rdfuhrman@gmail.com







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PROPERTY DESCRIPTION

Lorem Ipsum

25 total parking spaces

PROPERTY DETAILS

	PARCEL NUMBER: 31-03-08-3-002-001.000		ACREAGE: .70AC	PRICING CALL DAVID FUHRMAN
	TRAFFIC COUNT: 36,000 VPD		AVAILABLE SPACES: 7,000 SF	
	ZONING: C-6 (CITY OF NORTHPORT)		TENANT INFO: AVAILABLE FOR LEASE	



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PROPERTY PHOTOS



DAVID FUHRMAN JR., | QUALIFYING BROKER

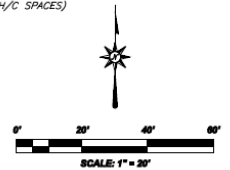
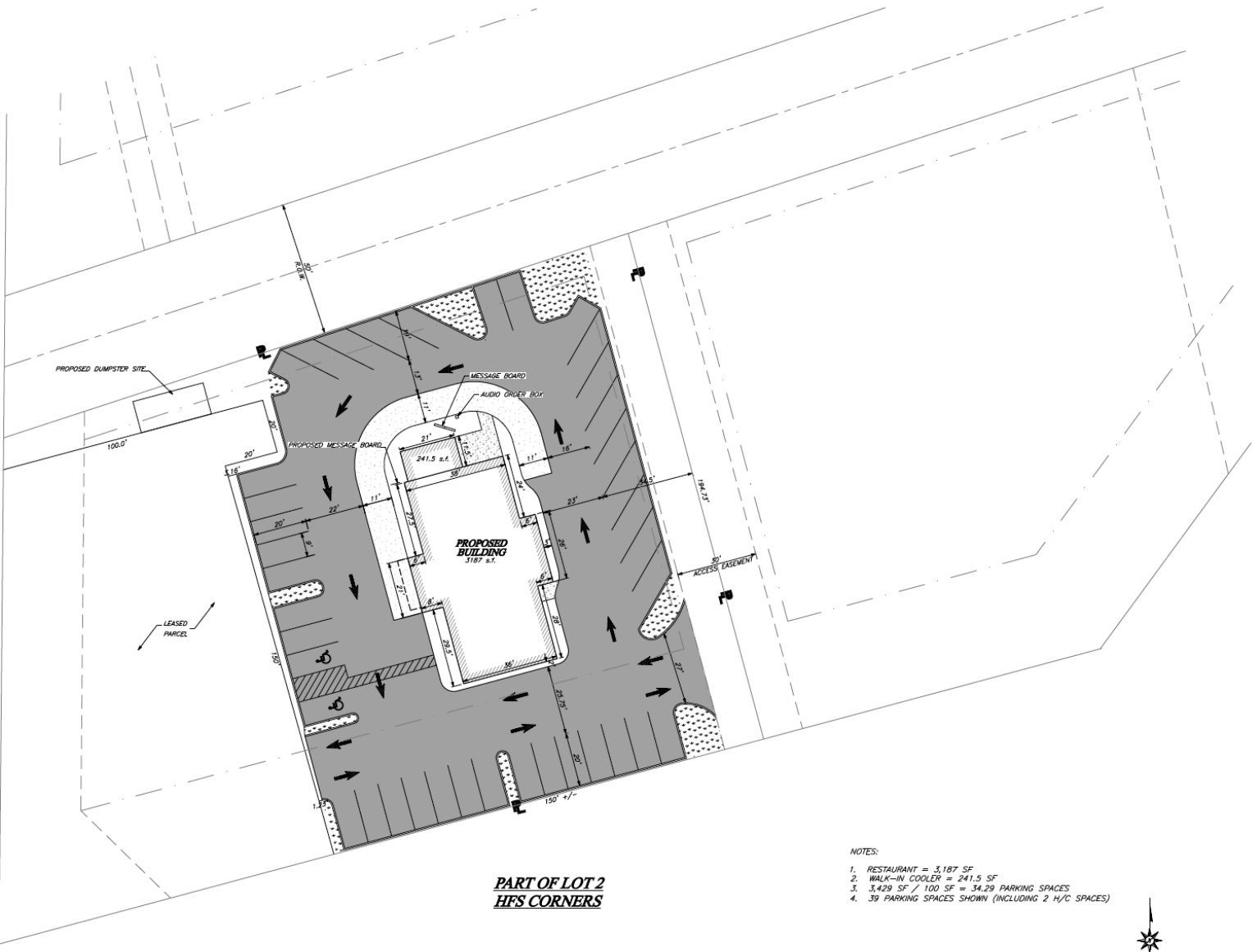
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FAST FOOD LAYOUT



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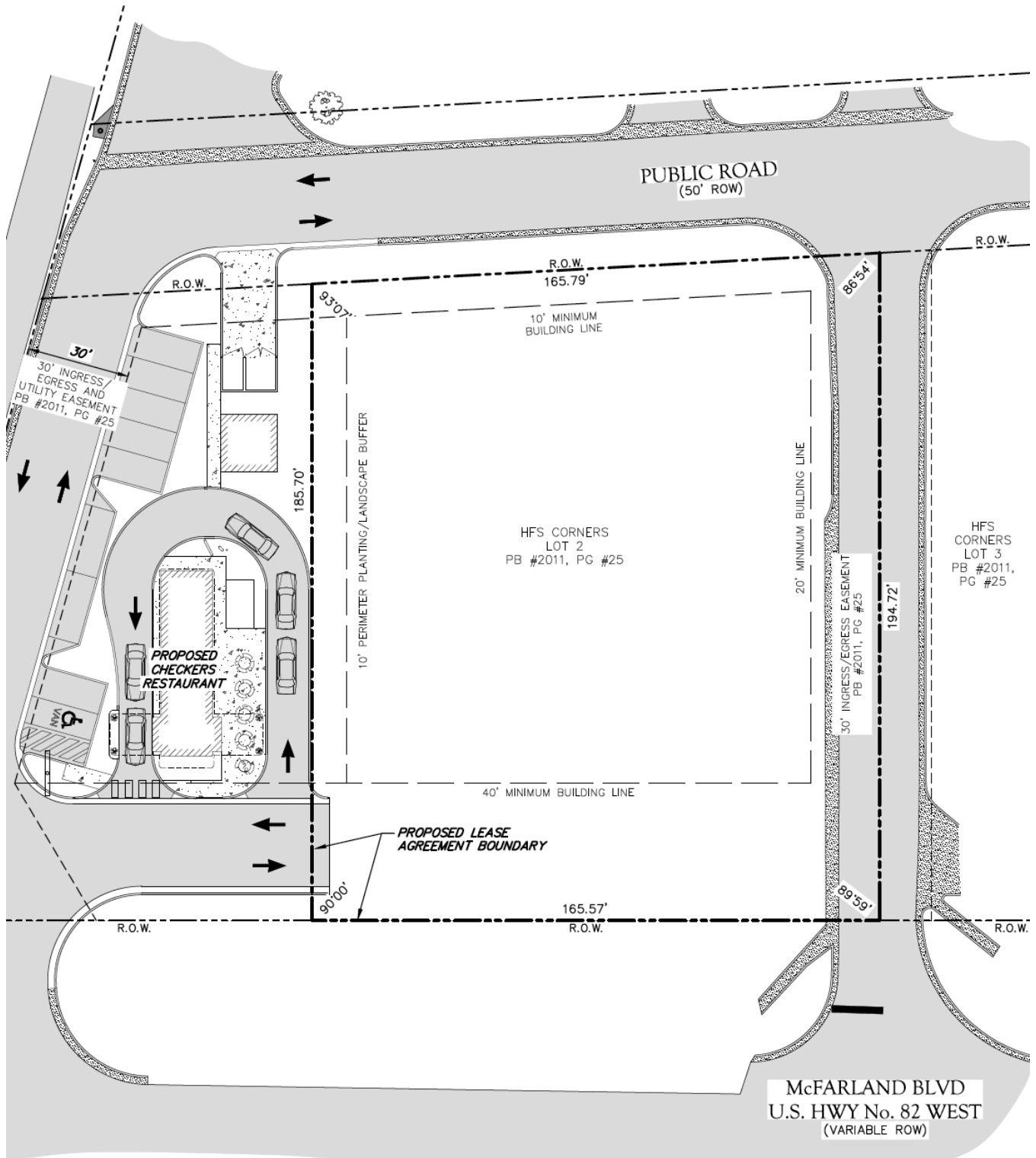
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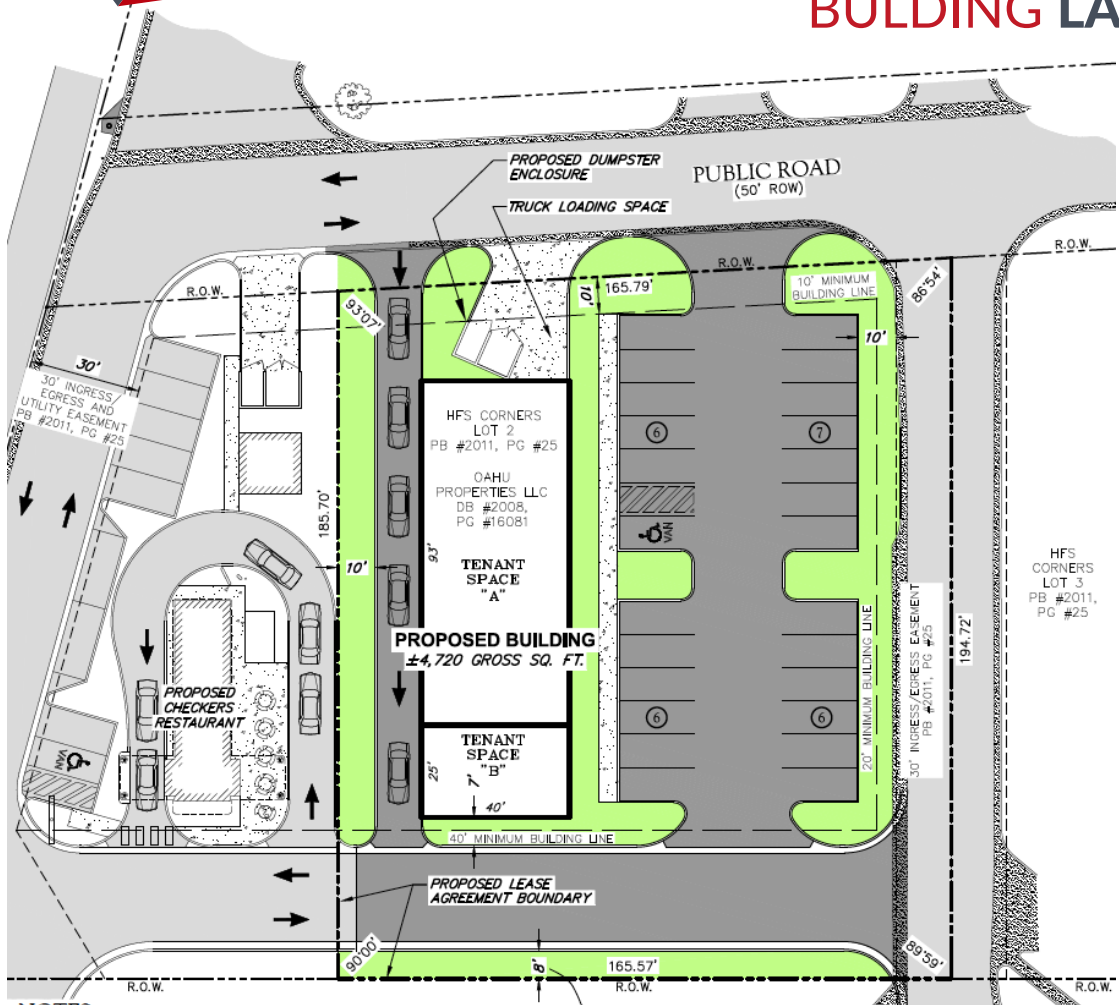
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SITE MAP



BUILDING LAYOUT 1



NOTES:

1. THIS LAYOUT HAS BEEN PREPARED PRIOR TO DETAILED ENGINEERING DESIGN AND REGULATORY APPROVALS AND IS SUBJECT TO CHANGE.
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED "C-6" (HIGHWAY COMMERCIAL).
3. McFARLAND BOULEVARD IS CONSIDERED A "SPECIAL CORRIDOR" PER THE CITY OF NORTHPORT ZONING REGULATIONS.

NOTE:
REQUIRES VARIANCE FOR 15' THOROUGHFARE FRONTAGE BUFFER FROM CITY OF NORTHPORT TO ALIGN DRIVE WITH EXISTING WAL-MART. PROPOSED CHECKERS ACCESS UNIVES.

DEVELOPMENT SUMMARY:

PROPOSED TENANT SPACE "A" ("SHOPPING CENTER") = 3,720 S.F.
 PROPOSED TENANT SPACE "B" ("FAST FOOD RESTAURANT") = 1,000 S.F.
 TOTAL = 4,720 S.F.

PARKING TABULATION:

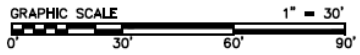
PARKING REQUIRED: 1 SPACES PER 100 S.F. OF GROSS FLOOR AREA (ZONING ORDINANCE SEC. 610.02 "FAST FOOD RESTAURANT" USE)
 1,000 S.F. / 100 = 10 SPACES REQUIRED
 1 SPACES PER 250 S.F. OF GROSS FLOOR AREA (ZONING ORDINANCE SEC. 610.02 "SHOPPING CENTER" USE)
 3,720 S.F. / 250 = 15 SPACES REQUIRED
 TOTAL PARKING REQUIRED = 25

HANDICAP PARKING REQUIRED: 1 SPACES
HANDICAP PARKING SUPPLIED: 1 SPACES
TRUCK LOADING SPACES REQUIRED: 1 SPACE
TRUCK LOADING SPACES SUPPLIED: 1 SPACE
TOTAL PARKING SUPPLIED: 25 SPACES (1 HANDICAP SPACE)

FLOOR AREA RATIO & IMPERVIOUS SURFACE RATIO

REQUIRED MAXIMUM FAR = 0.35
 SUPPLIED FAR = 0.15
 REQUIRED MAXIMUM ISR = 0.90
 SUPPLIED ISR = 0.77

McFARLAND BLVD
 U.S. HWY No. 82 WEST
 (VARIABLE ROW)



LEGEND

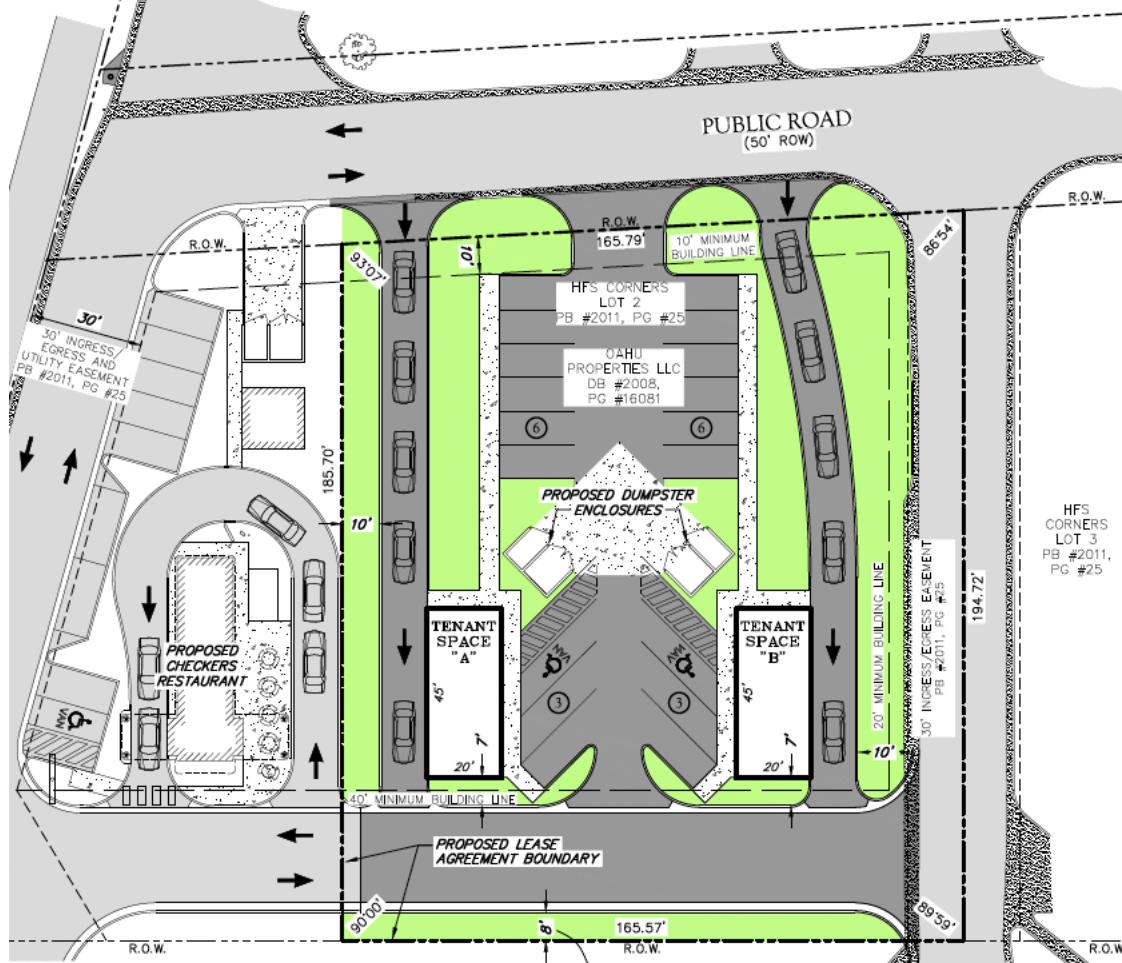
- R.O.W. INDICATES EXISTING RIGHT-OF-WAY
- INDICATES PROPOSED LEASE LINE
- INDICATES EXISTING/FUTURE BITUMINOUS CONCRETE SURFACE
- INDICATES EXISTING CONCRETE SURFACE
- INDICATES PROPOSED BITUMINOUS CONCRETE SURFACE
- INDICATES PROPOSED CONCRETE SURFACE
- INDICATES PROPOSED LANDSCAPE/PLANTING AREA



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BUILDING LAYOUT 2



NOTE: REQUIRES VARIANCE FOR 15' THOROUGHFARE FRONTAGE BUFFER FROM CITY OF NORTHPORT TO ALIGN DRIVE WITH EXISTING WAL-MART/PROPOSED CHECKERS ACCESS DRIVES.

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3. MCFARLAND BOULEVARD IS CONSIDERED A "SPECIAL CORRIDOR" PER THE CITY OF NORTHPORT ZONING REGULATIONS.

DEVELOPMENT SUMMARY:

PROPOSED TENANT SPACE "A" ("FAST FOOD RESTAURANT") = 900 S.F.
 PROPOSED TENANT SPACE "B" ("FAST FOOD RESTAURANT") = 900 S.F.
 TOTAL = 1,800 S.F.

PARKING TABULATION:

PARKING REQUIRED: 1 SPACES PER 100 S.F. OF GROSS FLOOR AREA
 (ZONING ORDINANCE SEC. 610.02 "FAST FOOD RESTAURANT" USE)
 1,800 S.F. / 100 = 18 SPACES REQUIRED

HANDICAP PARKING REQUIRED: 2 SPACES
 HANDICAP PARKING SUPPLIED: 2 SPACES
 TOTAL PARKING SUPPLIED: 18 SPACES (2 HANDICAP SPACE)

FLOOR AREA RATIO & IMPERVIOUS SURFACE RATIO

REQUIRED MAXIMUM FAR = 0.35
 SUPPLIED FAR = 0.06
 REQUIRED MAXIMUM ISR = 0.90
 SUPPLIED ISR = 0.71

MCFARLAND BLVD
 U.S. HWY No. 82 WEST
 (VARIABLE ROW)

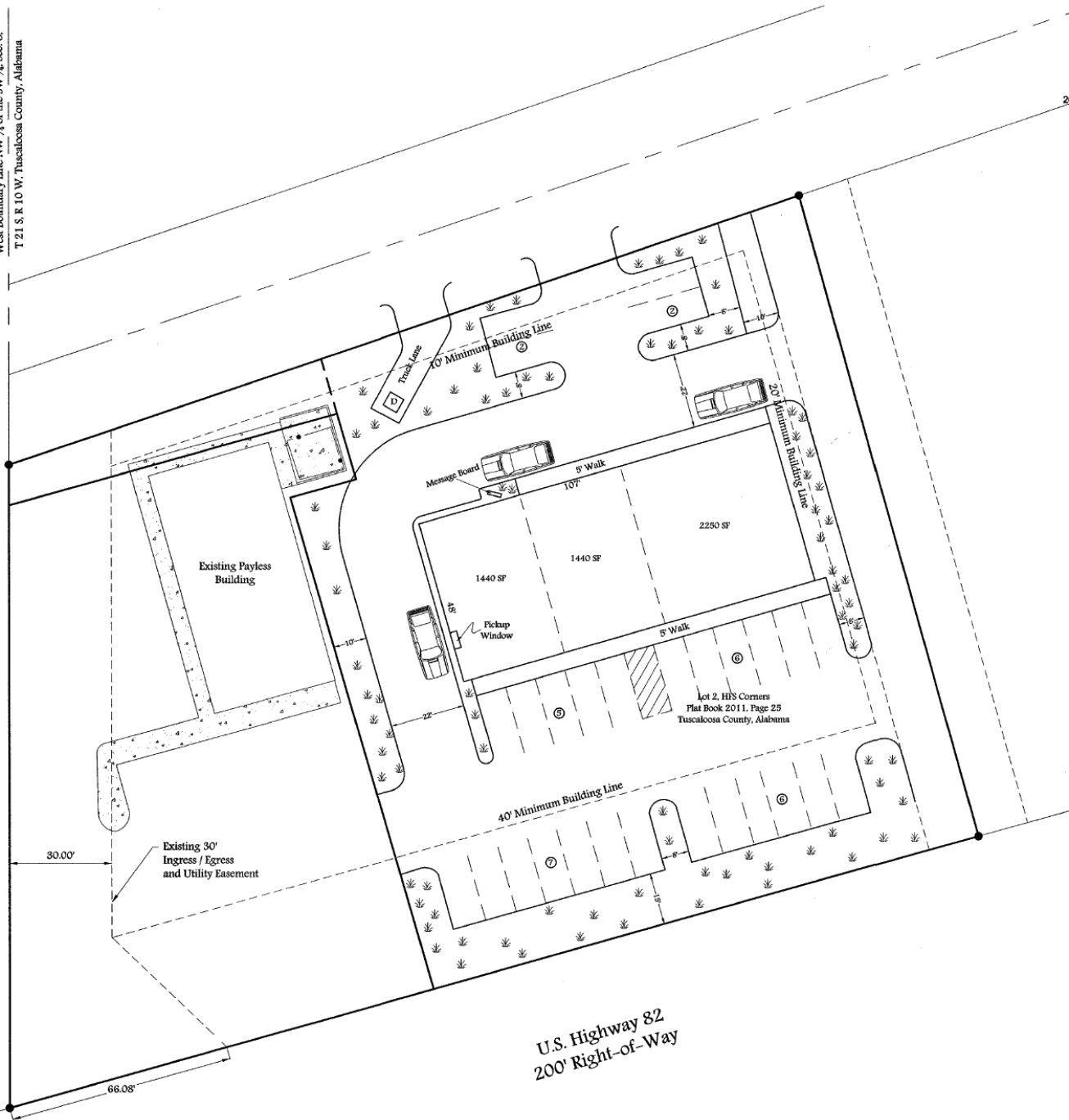


LEGEND

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- INDICATES EXISTING CONCRETE SURFACE
- INDICATES PROPOSED BITUMINOUS CONCRETE SURFACE
- INDICATES PROPOSED CONCRETE SURFACE
- INDICATES PROPOSED LANDSCAPE/PLANTING AREA

BUILDING LAYOUT 3

West Boundary Line NW 1/4 of the SW 1/4, Sec. 8,
T 21 S. R 10 W, Tuscaloosa County, Alabama



Zoned C-6
 Parking
 REQ'D. 6180/250 - 21 spaces
 Provided - 26 spaces



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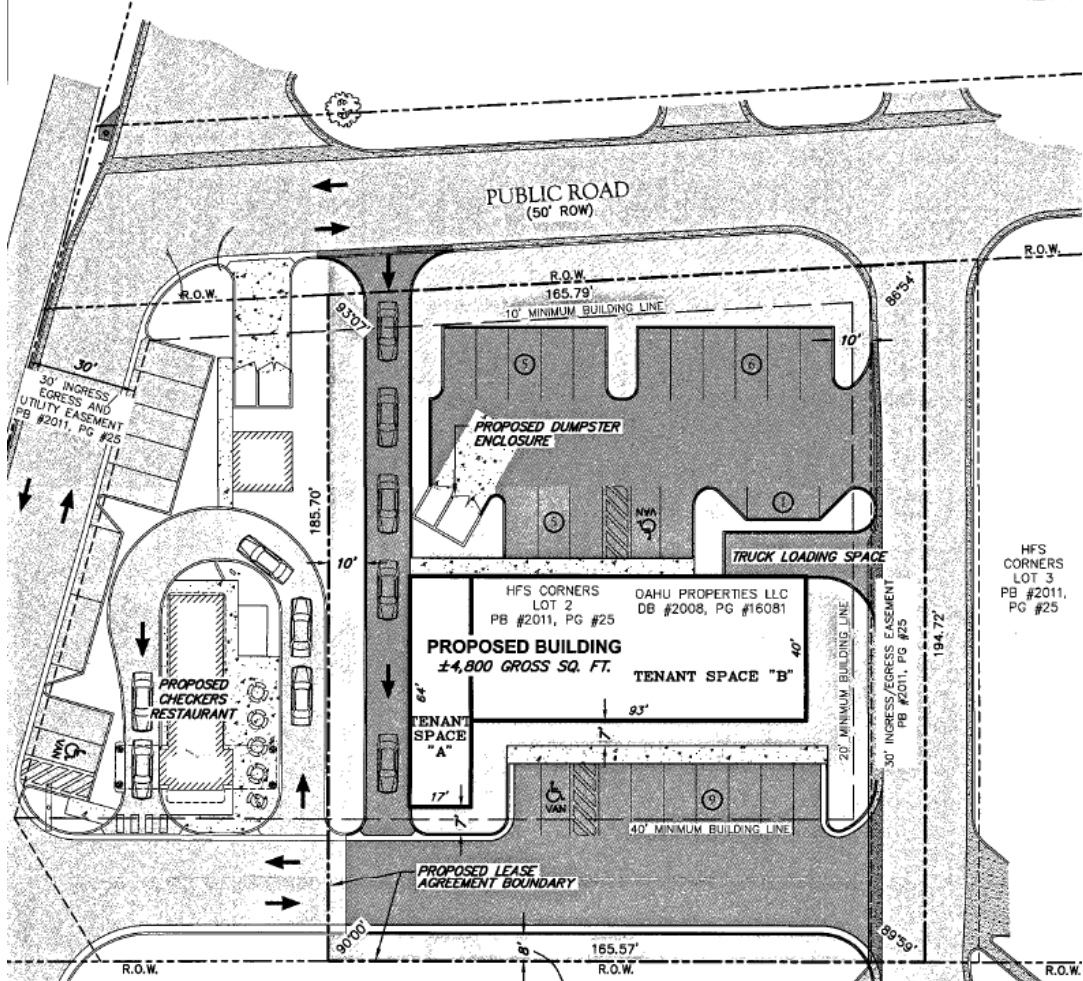
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BUILDING LAYOUT 4



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DEVELOPMENT SUMMARY:

PROPOSED TENANT SPACE "A" ("FAST FOOD RESTAURANT") = 1,080 S.F.
 PROPOSED TENANT SPACE "B" ("SHOPPING CENTER") = 3,720 S.F.
 TOTAL = 4,800 S.F.

PARKING TABULATION:

PARKING REQUIRED: 1 SPACES PER 100 S.F. OF GROSS FLOOR AREA
 (ZONING ORDINANCE SEC. 610.02 "FAST FOOD RESTAURANT" USE)
 1,080 S.F. / 100 = 11 SPACES REQUIRED
 1 SPACES PER 250 S.F. OF GROSS FLOOR AREA
 (ZONING ORDINANCE SEC. 610.02 "SHOPPING CENTER" USE)
 3,720 S.F. / 250 = 15 SPACES REQUIRED
 TOTAL PARKING REQUIRED = 26

HANDICAP PARKING REQUIRED: 2 SPACES
HANDICAP PARKING SUPPLIED: 2 SPACES
TRUCK LOADING SPACES REQUIRED: 1 SPACE
TRUCK LOADING SPACES SUPPLIED: 1 SPACE
TOTAL PARKING SUPPLIED: 26 SPACES (2 HANDICAP SPACES)

FLOOR AREA RATIO & IMPERVIOUS SURFACE RATIO

REQUIRED MAXIMUM FAR = 0.35
 SUPPLIED FAR = 0.15
 REQUIRED MAXIMUM ISR = 0.90
 SUPPLIED ISR = 0.78



LEGEND

- R.O.W. INDICATES EXISTING RIGHT-OF-WAY
- INDICATES PROPOSED LEASE LINE
- INDICATES EXISTING/FUTURE BITUMINOUS CONCRETE SURFACE
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- INDICATES PROPOSED CONCRETE SURFACE
- INDICATES PROPOSED LANDSCAPE/PLANTING AREA



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TRADE MAP



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AREA OVERVIEW



Tuscaloosa is a great place to live, work and play! Tuscaloosa has made several lists lately and has been pretty hot in the press. It made Best College Towns in America (49th by the website Best College Reviews), Best Cities for Work-Life Balance (5th by personal finance site NerdWallet), Most Affordable Mid-Size Cities in the U.S. (9th according to The Simple Dollar, a website that focuses on personal finance) and 22 in Terms of Small-City Growth in a recent study from the personal finance outlet WalletHub.com.

Downtown Tuscaloosa is in the midst of unprecedented amounts of growth in both the private and public sectors through multi-million dollar reinvestments, which will only add to the appeal of this central hub where you can live, work and play.

Tuscaloosa's Riverfront is experiencing its own renewal with recreation trails, businesses, restaurants and the addition of the Tuscaloosa River Market, which functions as both an event space and seasonal local farmers' market. In the spring of 2011, a 7,470-seat amphitheater was opened along the riverfront. This state-of-the-art facility hosts many major performances and community-wide events.



Located along the banks of the Black Warrior River in west-central **Alabama**, **Tuscaloosa** is home to 99,543 residents and a thriving business community.



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MARKET OVERVIEW



The Tuscaloosa/West Alabama region is experiencing unprecedented economic development, driven primarily by growth at the region's largest employer, the University of Alabama, and largest private employer, Mercedes-Benz U.S. International, Inc. As the region has grown, a shortage of retail has developed and a significant number of shoppers are forced to shop outside the region. The Chamber of Commerce of West Alabama, in conjunction with local government and the area's commercial real estate community, is actively recruiting new to the market retail to address this shortage. We want shoppers to have the opportunity to "shop local" for all their retail needs and are confident our economy has the strength to make this additional retail successful.

There are a number of retail developments under construction now. Major developments along the McFarland Boulevard retail corridor and downtown offer national and regional retailers attractive opportunities to enter the Tuscaloosa market. In addition, there are ample opportunities throughout Tuscaloosa and Northport to join smaller developments, both new and existing.

Members of the Chamber's professional staff stand ready to assist you in bringing your business to the Tuscaloosa market. We can: help you get oriented to the region and the local retail climate. provide custom research and data to help you evaluate potential sites. connect you with the local commercial real estate community. help you interface with local government officials. connect you with other area resources you may need.

The entire community - from the Chamber, to local government, to area brokers - is committed to making Tuscaloosa an easy place to not only start a business, but to be successful in that business.



AREA ECONOMY

The greater Tuscaloosa area's progressive business climate has attracted international attention and investment. With an innovative public-private partnership in place, Tuscaloosa County has emerged as one of Alabama's most dynamic economies. The Tuscaloosa/Birmingham region is among the best places in the nation to start and grow a business, according to numerous economic development and business sources including Forbes and Kiplinger's Personal Finance magazines. Tuscaloosa County and its surrounding area offer all of the components necessary for a business to succeed and grow.

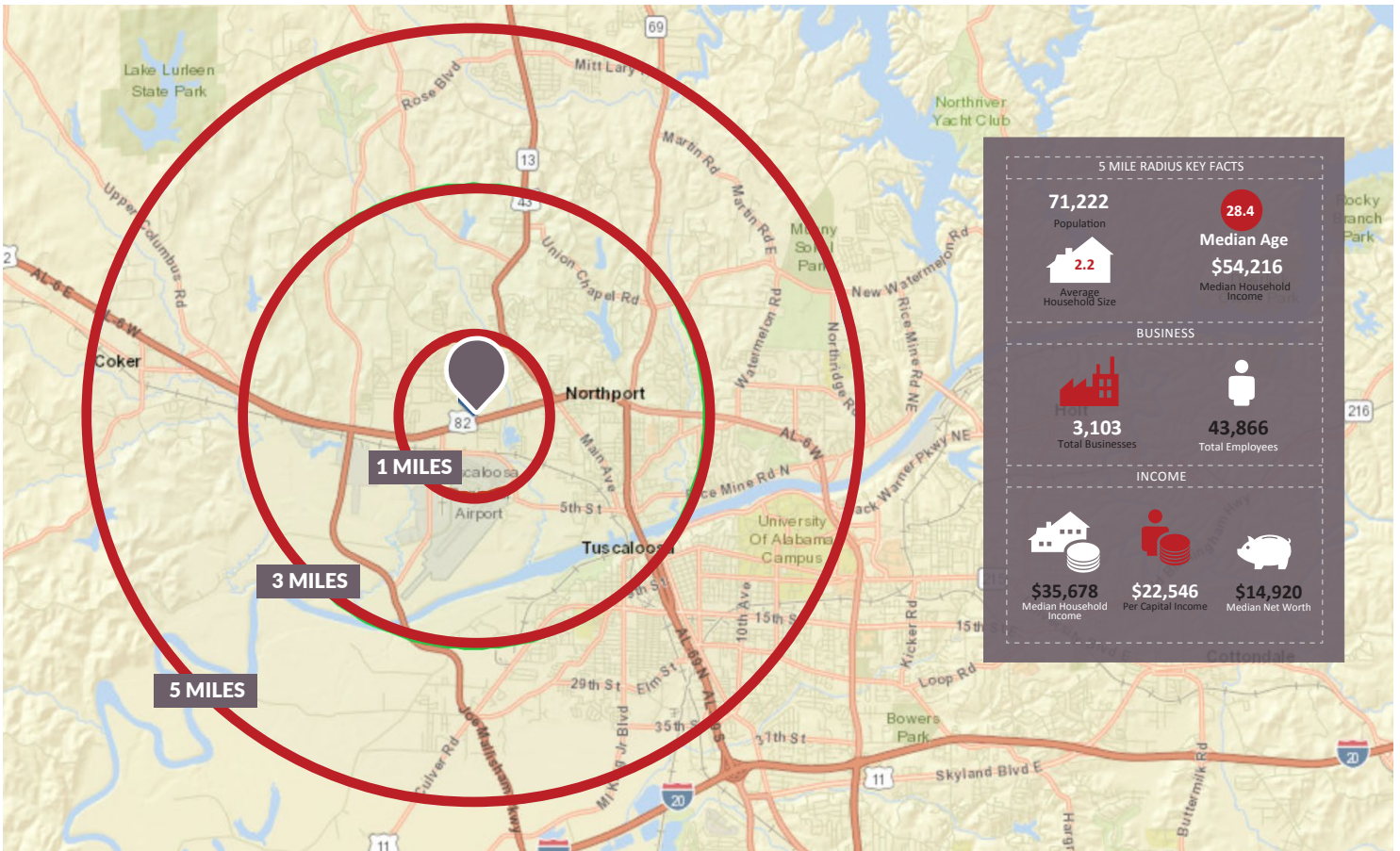
With the University of Alabama, Stillman College, the University of West Alabama, Shelton State Community College, Bevill State Community College and strong public and private schools, education is big business throughout west Alabama. Healthcare also plays a significant economic role. DCH Health System has two hospitals, DCH Regional Medical Center and Northport Medical Center. The Veterans Administration Hospital is a large complex, and Bryce Hospital serves mentally-challenged patients.

Approximately 30 percent of the non-agricultural workforce has jobs in government, healthcare and education. Sixteen percent of the 95,000-plus non-agricultural workforce finds itself in manufacturing. Those manufacturers include Mercedes-Benz, BFGoodrich, Nucor Steel, Johnson Controls, ZF Lemforder, Hunt Refining, Westervelt and many others. Automotive, electronics, plastic injection molding, steel, wood products, food products and chemicals are just some of the areas of manufacturing in the community.

Tuscaloosa is also proud of its homegrown businesses. Large companies like Randall-Reilly, Fitts Industries and Phifer Wire Products were born and raised in Tuscaloosa County and are prospering with nationwide reach today. Our retail trade is growing and is concentrated in the cities of Tuscaloosa and Northport mostly, where more than 20 percent of the workforce sells everything from specialty items to clothing to outdoor gear and sport utility vehicles. Construction, transportation, finance, insurance and real estate also thrive in in west Alabama. Many of these are small businesses, the backbone of the economy and more than 85 percent of the membership in the Chamber of Commerce. Tuscaloosa County has become an outstanding investment opportunity for small business development and new business startups. In fact, the Tuscaloosa-Birmingham corridor consistently ranks in the top 20 markets in the U.S. for entrepreneurial success.

Our strong major banks, credit unions and other financial institutions have combined deposits of several billion dollars and represent an exceptional base for meeting the needs of an expanding economy and growing community. Support for existing business and entrepreneurs comes from a number of sources, including the Chamber of Commerce of West Alabama, which has professional economic development officials on staff. The Edge - Center for Entrepreneurship and Innovation and various entities within the University of Alabama provide services to support commercial, retail, entrepreneurial and small businesses throughout the region.

AREA OVERVIEW | DEMOGRAPHICS



2018 SUMMARY	1 MILE	3 MILES	5 MILES	2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,220	21,664	71,222	Population	3,361	22,402	73,995
Households	1,228	8,766	27,301	Households	1,286	9,098	28,594
Families	851	5,367	13,816	Families	884	5,529	14,290
Average Household Size	2.62	2.38	2.23	Average Household Size	2.61	2.38	2.23
Owner Occupied Housing Units	804	4,782	12,083	Owner Occupied Housing Units	875	5,130	12,915
Renter Occupied Housing Units	424	3,984	15,218	Renter Occupied Housing Units	411	3,968	15,680
Median Age	35.6	37.5	28.4	Median Age	376.8	38.7	29.5
Median Household Income	\$52,032	\$43,391	\$35,768	Median Household Income	\$58,608	\$50,406	\$39,494
Average Household Income	\$60,740	\$56,912	\$54,216	Average Household Income	\$70,178	\$64,091	\$60,073



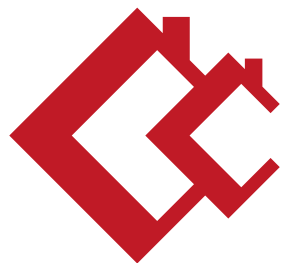
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