

EXPERIENCE RETAIL REIMAGINED  
*Your All Encompassing Destination Awaits*

# OmniMarket

DELIVERING 2025



4200 McFarland Blvd E | Tuscaloosa, Alabama 35405

**CBRE**

## PROPERTY HIGHLIGHTS

# More Ways to have Fun. More Ways to be You.

Discover OmniMarket, the reimagined shopping destination in Tuscaloosa, AL. Perfectly positioned near the newly announced Tuscaloosa Mall redevelopment, our retail center offers a vibrant mix of dining and shopping options with abundant parking. The 105,702 SF market is anchored by a grocery store, your go-to grocer for fresh produce and daily essentials, OmniMarket is your one-stop solution for shopping needs. Our strategic location provides easy access to I-20, boasting a traffic count of over 65,000 vehicles per day, ensuring maximum visibility for your business. OmniMarket is taking your everyday to new heights and built for the modern day consumer.



**80,000**

SF OF AVAILABLE RETAIL



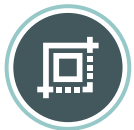
**Hands-On**

OWNERSHIP



**Anchored**

GROCERY-STORE



**40 Mile**

TRADE AREA ACCESS



**2025**

DELIVERING



**Major Interstate  
Branding &**

VISIBILITY OPPORTUNITY



# Join a Re-envisioned Center Full of Possibilities

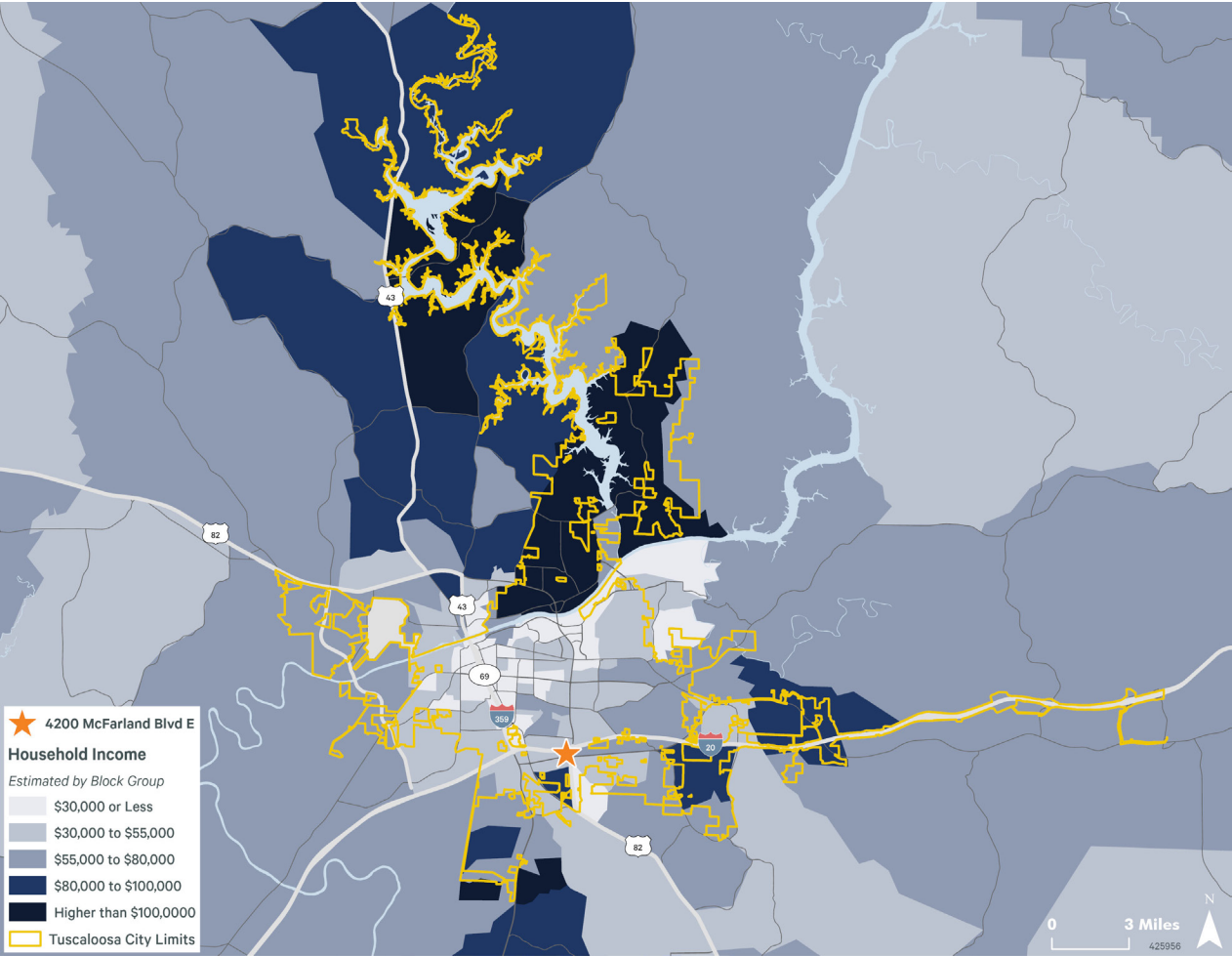
## SITE PLAN



BLDG NO.	ADDRESS	TENANT	TYPE OF BUSINESS	SF
100	600 Skyland Suite 1			2,368 SF
100	600 Skyland Suite 2			2,368 SF
200 A	702 Skyland	National F&B Tenant	Restaurant	2,483 SF
200 B	702 Skyland			1,359 SF
200 C	702 Skyland			2,524 SF
300 A	Hertz			1,200 SF
300 B	Available			4,800 SF
400	620 Skyland			18,000 SF
500	4200 McFarland Suite A			3,600 SF
500	4200 McFarland Suite B			2,400 SF
500	4200 McFarland Suite C			42,000 SF
500	4200 McFarland Suite D			2,600 SF
500	4200 McFarland Suite E			14,000 SF
600				1,500 SF
600				1,500 SF
600				1,500 SF
600				1,500 SF

\*Size subject to city parking and zoning requirements

# Take Advantage of An Area Filled with Untapped Potential



**112,527**  
2024 POPULATION



**142,340**  
2024 DAYTIME  
POPULATION



**\$80,355**  
2024 AVERAGE HHI



**61,843**  
2024 EMPLOYEES



**3,851 Businesses**  
2024 EMPLOYEES

# Not Your Average College Town



Located along the scenic Black Warrior River and in the heart of West Alabama

Home to the University of Alabama, Shelton State Community College, and Stillman College

Multi-national corporations have chosen Tuscaloosa as a site for their manufacturing plants including Michelin Tires and Mercedes-Benz

DCH Regional Medical Center employs 3,752 employees and cares for more than 300,000 residents in West Alabama

Source: Visit Tuscaloosa

For the 2021-2022 academic year \$2.967B dollar economic impact for the state and \$2.209B in the Tuscaloosa metro area

Football alone had a per home game visitor expenditure impact of about \$28.7 million statewide, of which \$21.3 million is estimated to have been in the Tuscaloosa metro area

Source: 2021-2022 Economic Impacts of The University of Alabama



THE UNIVERSITY OF  
**ALABAMA**<sup>®</sup>

In the fall of 2024, The University of Alabama set a new record of enrollment with 40,846 students. With students from all 67 of Alabama's counties, all 50 states, the District of Columbia and 95 countries, UA is educating and graduating more students than any university in the state.



Recognized as one of the **Top 30 College Towns** in the nation



Listed as one of the **2024 Best Colleges** in the U.S.

Source: University of Alabama

**Forbes**

Ranked as one of **America's Top Colleges 2023** and **Best Employers for New Graduates 2023**



Among the **top doctoral research universities** in the U.S.

# A City on a Continual Rise

## Encore

### TUSCALOOSA MCFARLAND MALL REDEVELOPMENT

The project is called Encore Tuscaloosa located directly across the street from our project at 900 Skyland Blvd

- 35 acres redevelopment currently under construction
- \$65M incentive from Tuscaloosa approved May 2024
- Hotels, restaurants and retail



OPENED JAN 2024

Tiger Woods concept located at 680 Harper Lee Dr, Tuscaloosa, AL 35404

- Elevated mini golf and casual outdoor dining experience
- 2 mini golf courses
- Restaurant
- Outdoor gaming and outdoor bar

## Snow Hinton Park

EXPECTED COMPLETION:  
FALL 2024

- Multi-phase project adding lighting and security throughout the entire park
- \$12.2M

## River Run Park

36 acre redevelopment located at 3501 5th St, Northport, AL 35476

- state of the art youth sports tournament facility
- hotel



EXPECTED COMPLETION:2027

Interactive STEM hub for education, arts, recreation and discovery

- Riverfront space



Canada-based manufacturer plans to open its first U.S. production facility creating 180 jobs

- \$3 million Investment



- \$350M mixed-use project
- 80 acres resort including a concert venue, lazy river, waterslides, pickleball, paddle boarding, kayaking
- 130 Room boutique hotel
- Entertainment, dining, hospitality, shopping and residential destination estimated to bring in 450K annual visitors



- \$320M mixed use project estimated to open in Fall 2027
- Development will include full service hotel, condominiums, vacation ownership club, fitness and wellness center, restaurants.

# A Vibrant Amenitized Area



## SHOPPES AT LEGACY PARK

WORLD MARKET. **Burlington five BELOW**  
**MATTRESS FIRM** **PET SMART**

**DICK'S** **DSW** **Orangetheory**  
 SPORTING GOODS DESIGNER SHOE VAREHOUSE FITNESS

**Shell** **McDonald's** **Freddy's**  
**foosackly's** **Hardee's**  
**ubreakifix** **SUBWAY**

## MCFARLAND PLAZA

**ROSS** **HomeGoods**  
 DRESS FOR LESS  
**T.J. MAXX** **HomeGoods**  
**Michael's** **SHOE STATION**  
**DOLLAR GENERAL** **SLIM CHICKENS**

**TOWNEPLACE SUITES** **BUFFALO WILD WINGS**  
 BY MARIOTT

**TRUIST** **POPEYES**  
**BURGER KING** **Krystal**

**avid** **Comfort**  
 AN IHG HOTEL

**OmniMarket**  
**CIRCLE K** **W**  
**SUBWAY** **McDonald's**

**ALDI** **WHATABURGER** **TEXAS ROADHOUSE**  
 NOTHING BUT CAKES **WINGZONE**  
 WEDDING COLLECTION

**MEN'S WEARHOUSE**  
**CVS** **pharmacy** **Holiday Inn Express** **SMOOTHIE KING** **Starbucks**

## UNIVERSITY MALL

**Target** **THE HOME DEPOT** **GREAT AMERICAN COOKIES** **Bath & Body Works**  
**VICTORIA'S SECRET**  
**JCPenney** **maurices** **belk** **Lids**  
**Foot Locker** **REGIONS** **American Deli**  
**Rainbow claire's** **ZALES** **it's fashion**  
**HIBBETT** **SHOE DEPT.** **EARTHBOUND** **JOYRAYS**  
 SPORTS ENCORE TRADING CO.

## MEADOWBROOK SHOPPING CENTER

**PNC** **toby**  
**MOE's** **Jason's deli**  
**Safelite** **Firestone**  
 COMPLETE AUTO CARE

**Pepp Boys**  
 TRANSMISSIONS **AVTO** **MARC-1**  
 TOTAL CAR CARE CAR WASH

**HAVERTYS**  
 FURNITURE - EST 1985

**CRAWCH** **MAVIS TIRE** **Waffle House**  
**SONESTA** **DUNKIN'**

**MCFARLAND MALL REDEVELOPMENT**  
**DOLLAR TREE**

**Dirt Cheap**

**DOLLAR GENERAL**

**Walmart** **Logan's ROADHOUSE** **WELLS FARGO**  
**sam's club** **REGIONS**  
**Office DEPOT** **FAMILY DOLLAR**

**Days Inn** **SONIC** **KFC**  
**Hardee's** **EconoLodge**

**82** 43,978 VPD  
**20** 65,224 VPD

0.6 Miles from  
**#1**  
**WALMART**  
 in the State with  
**3.7M Annual Visits**







# OmniMarket

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