



Commercial Restaurant Space For Lease

1825 McFarland N
Blvd Ste 250,
Tuscaloosa AL 35406

WARD MCFARLAND
Listing Agent
(205) 799-2400



PROPERTY DESCRIPTION

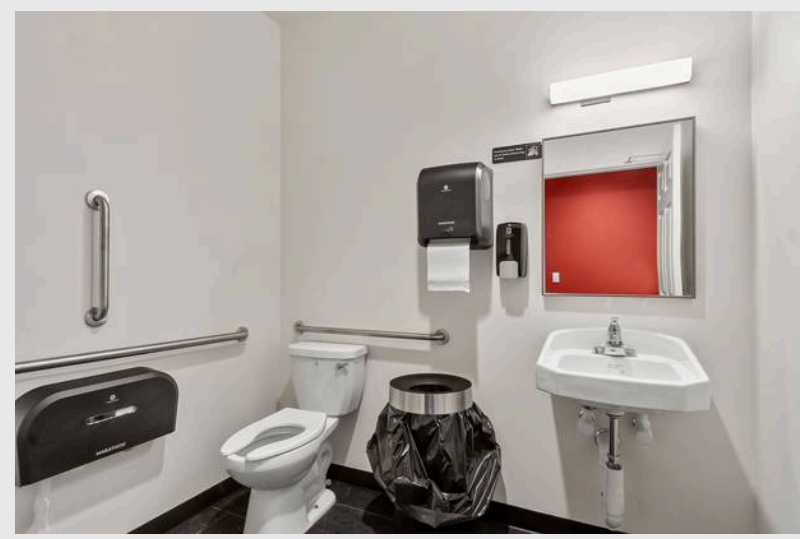
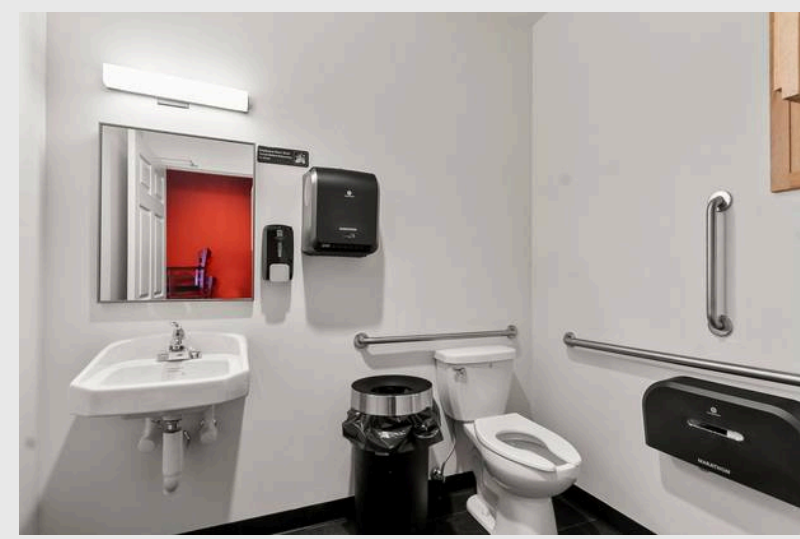
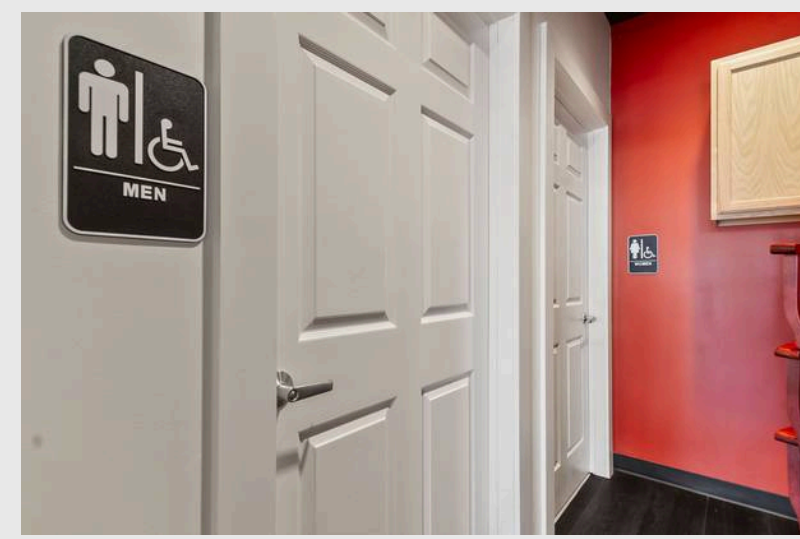
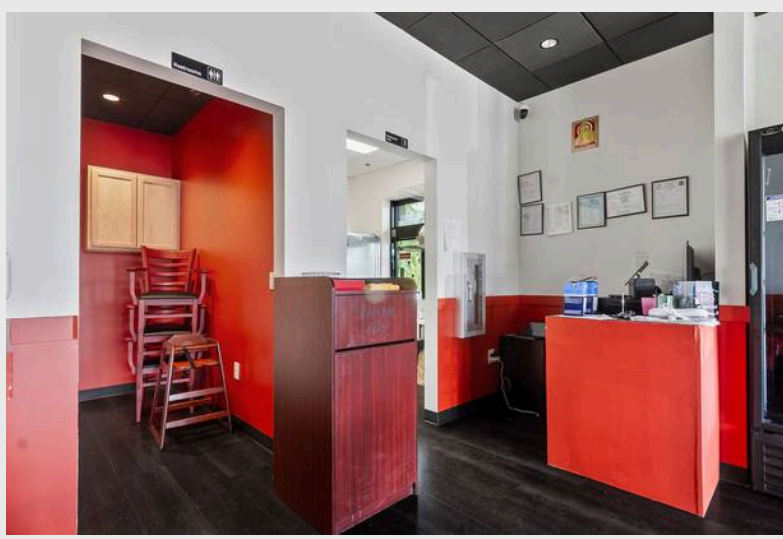
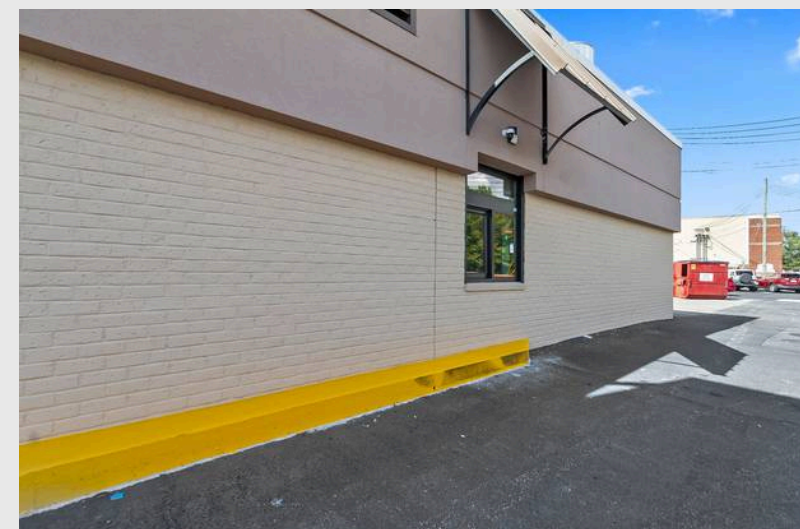
Prime 1,200 SF Restaurant Space with Drive-Thru. Excellent exposure/access from McFarland Blvd/US 82 (36,000 VPD) in a high income submarket with strong population growth. This brand-new construction space is ideal for a short-order restaurant, coffee shop, or dessert concept among others. Ample dining room space and functional kitchen. Existing fixtures/equipment for sale well below cost at \$50,000 makes this a true turn-key restaurant.

- Lease Type: NNN Sublease (Parent lease through 4/30/2035)
- Base Rent: \$4,432/month
- CAM: \$1.30/SF/YR
- Taxes: \$1.00/SF/YR
- Insurance: \$0.40/SF/YR
- Rental Tax: 1% of gross rentals

Offering Summary	
<u>List Price:</u>	\$4,432/mo
<u># of Units:</u>	1
<u>Available SF:</u>	1,200 SF
<u>Building SF:</u>	1,200 SF

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SITE

Jimmy John's
Enjoy Toasted
Pizza Sandwiches

Chicken Salad Chick
Score Big with
Quick Chicks

Wheat's Carpet
One Floor & Home
Flooring & Cabinets
- Custom Cabinetry

Zaxbys Chicken Fingers
& Buffalo Wings
Find a Zaxbys
Store Near You

SURGICAL SPECIALISTS
of Alabama

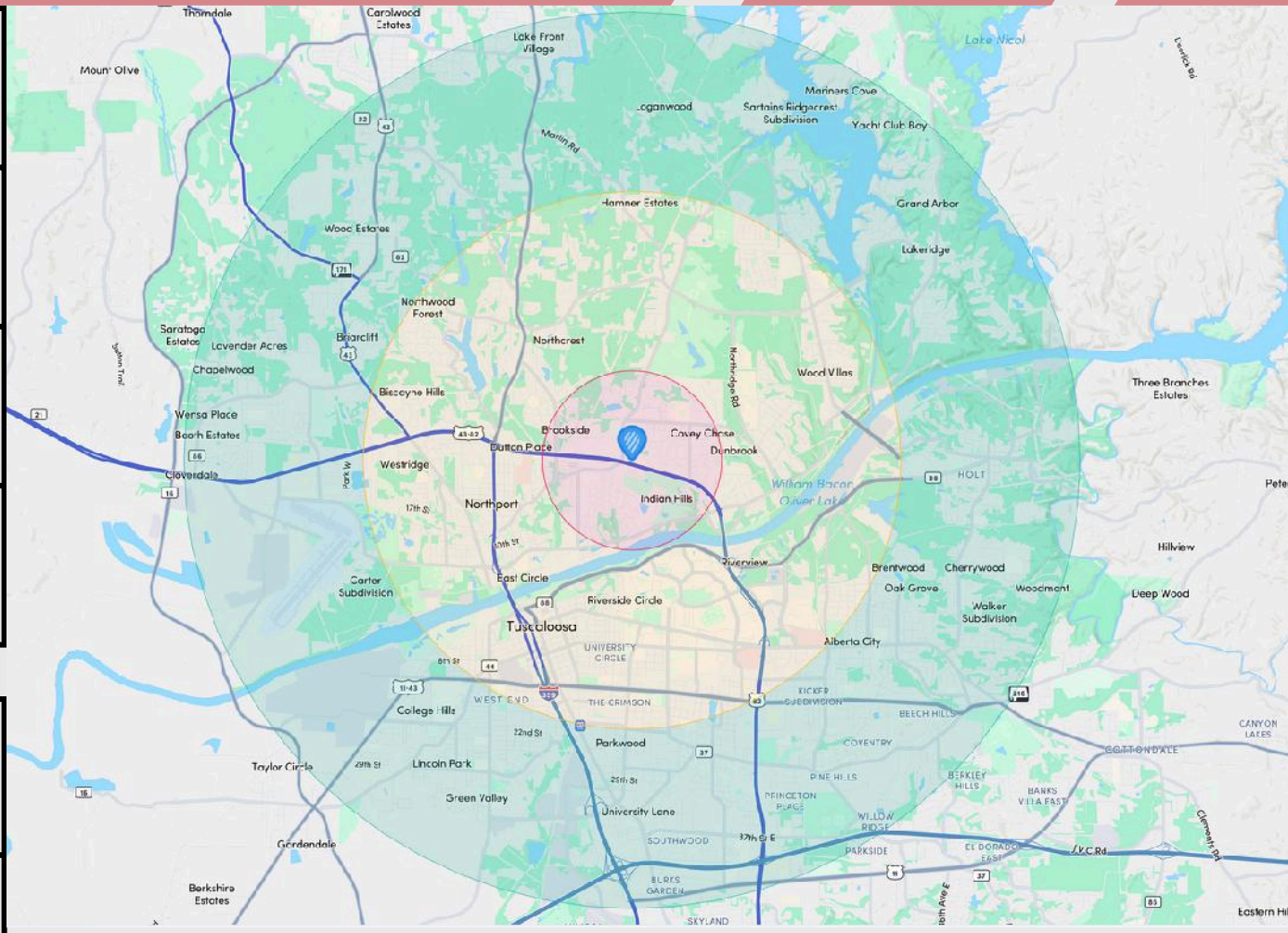
TRADITIONS
LAW GROUP

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Demographics	1 Mile	3 Miles	5 Miles
<u>Total Households:</u>	3,663	21,927	44,417
<u>Total Population:</u>	7,835	65,955	120,412
<u>Average HH Income:</u>	\$112,600	\$74,400	\$76,500



Population	1 Mile	3 Miles	5 Miles
<u>Total Population:</u>	7,835	65,955	120,412
<u>Average Age</u>	42	33	35
<u>Average Age (Male):</u>	39	33	34
<u>Average Age (Female):</u>	44	34	36

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Households & Income	1 Mile	3 Miles	5 Miles
<u>Total Households:</u>	3,663	21,927	44,417
<u># of Persons per HH:</u>	2	2	2
<u>Average HH Income:</u>	\$52,200	\$58,200	\$69,500
<u>Average House Value:</u>	\$112,600	\$74,400	\$76,500

