

1831 JAMES HARRISON PARKWAY

1831 JAMES | HARRISON JUNIOR PARKWAY, TUSCALOOSA, AL 35405



PROPERTY DESCRIPTION

Discover the ideal space for your business at 1831 James I Harrison Junior Parkway. This premier property offers a versatile layout, featuring 2400 square feet of modern office space, 1200 square feet of warehouse space, a 25-foot roll-up door for convenient access, and 2400 square feet of mezzanine storage. The facilities and ample parking for tenants and visitors provide a comfortable and functional working environment. With its convenient location and easy access to major highways, the property provides exceptional visibility and accessibility. The well-maintained grounds and professional landscaping create an inviting atmosphere for clients and employees alike. Flexible lease options and a responsive management team make this property the perfect choice for businesses seeking a professional and accommodating environment. Elevate your business presence and create a lasting impression at this prime commercial space in Tuscaloosa.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Number of Units:	1
Available SF:	3,600 SF
Building Size:	3,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	546	3,768
Total Population	81	1,102	7,665
Average HH Income	\$63,174	\$60,875	\$60,500

CASE MCNEILL **RICHARD HENRY**

205.292.4643
case@rightspacecre.com

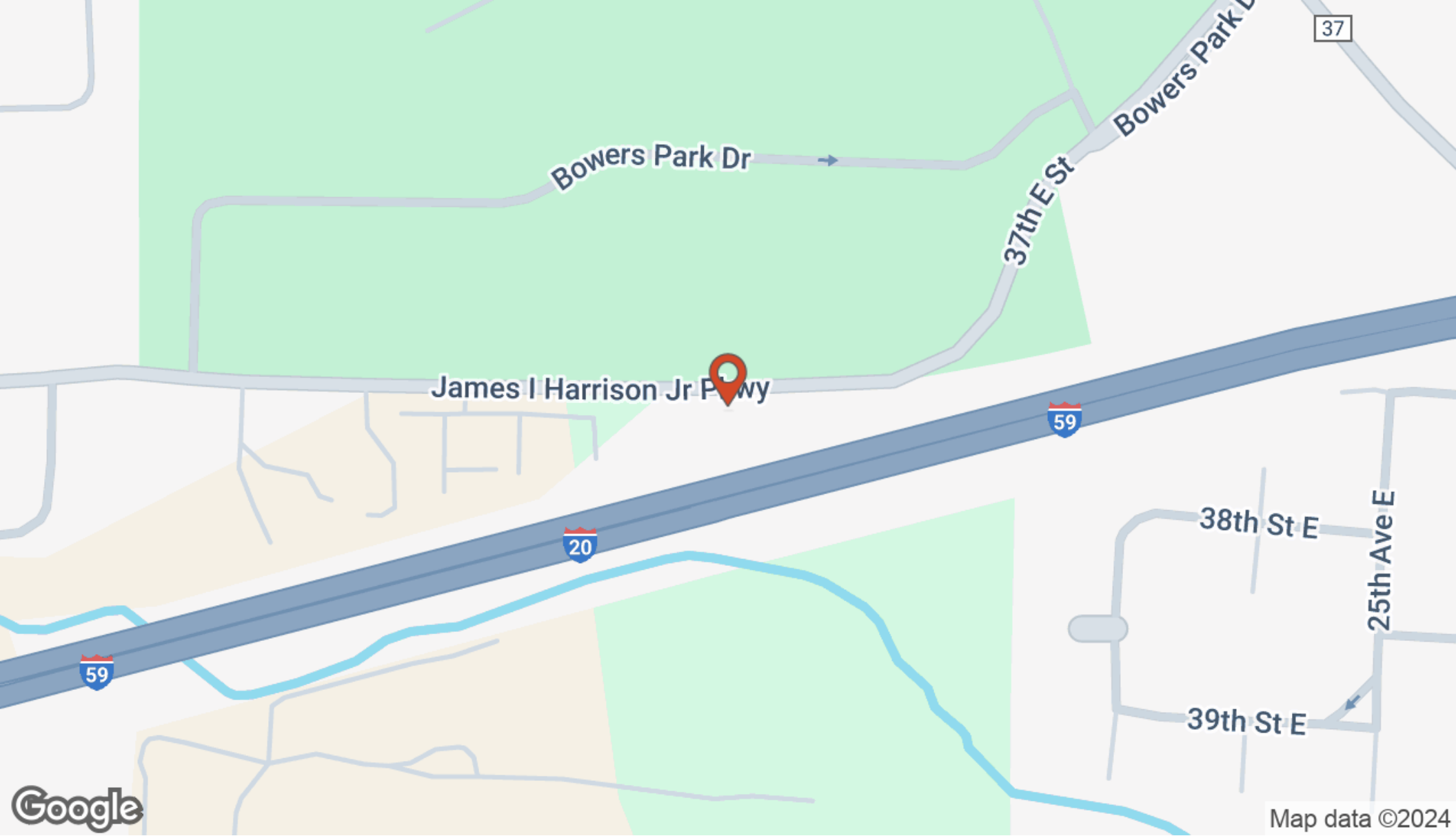
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INDUSTRIAL PROPERTY FOR LEASE

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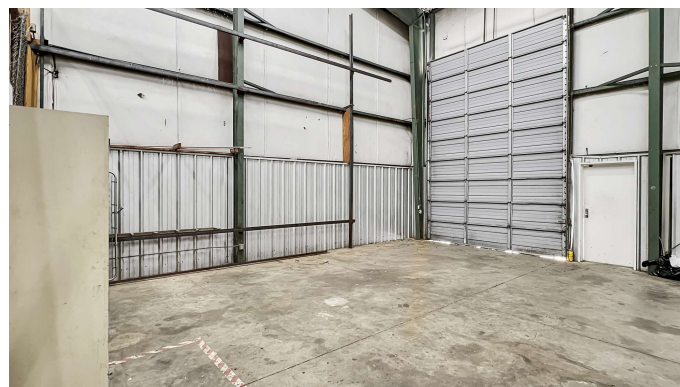
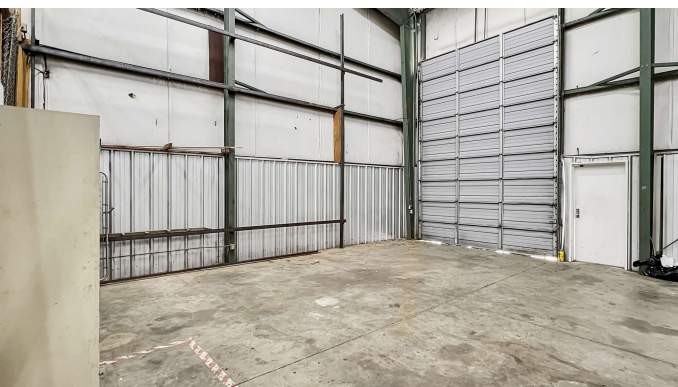
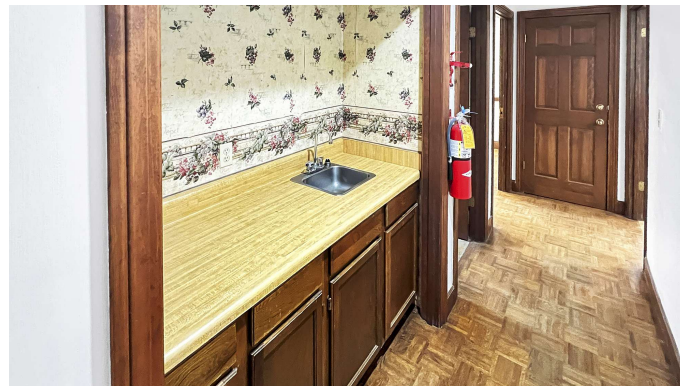
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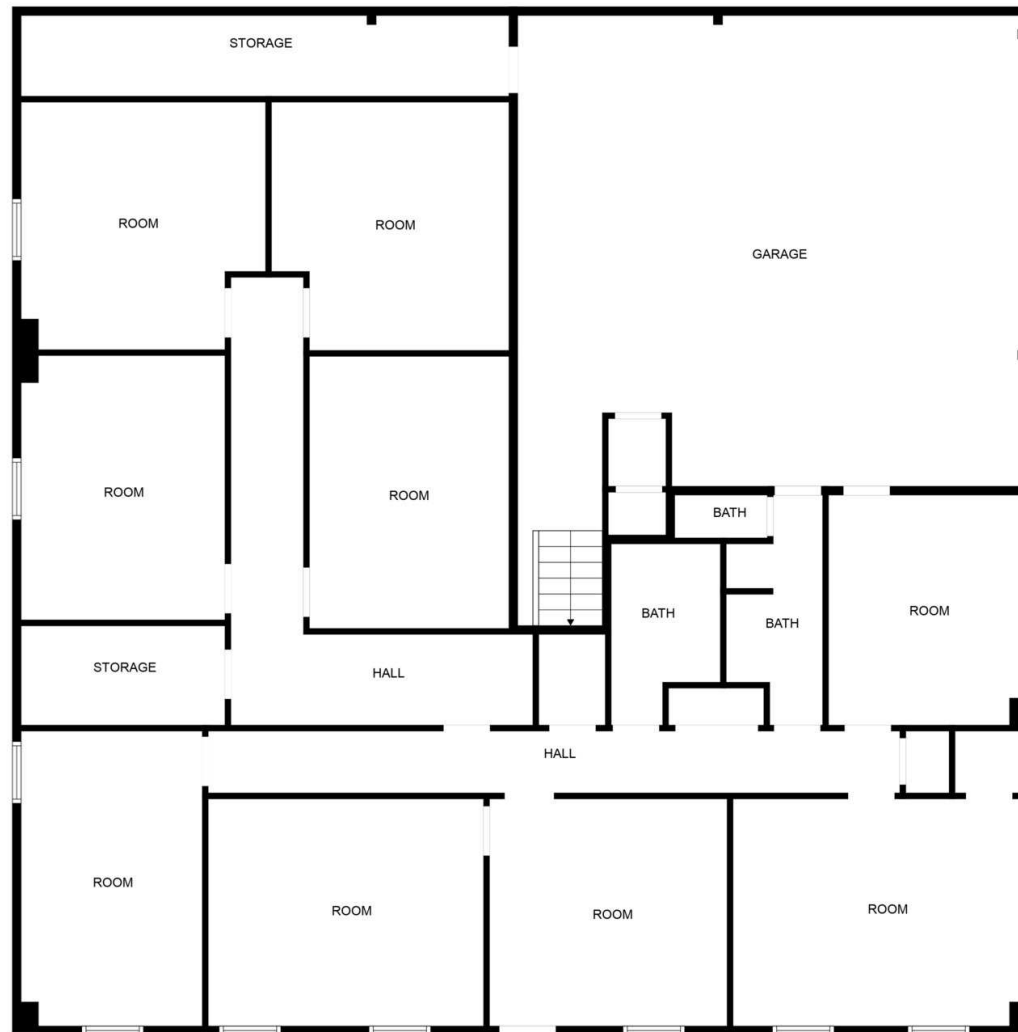
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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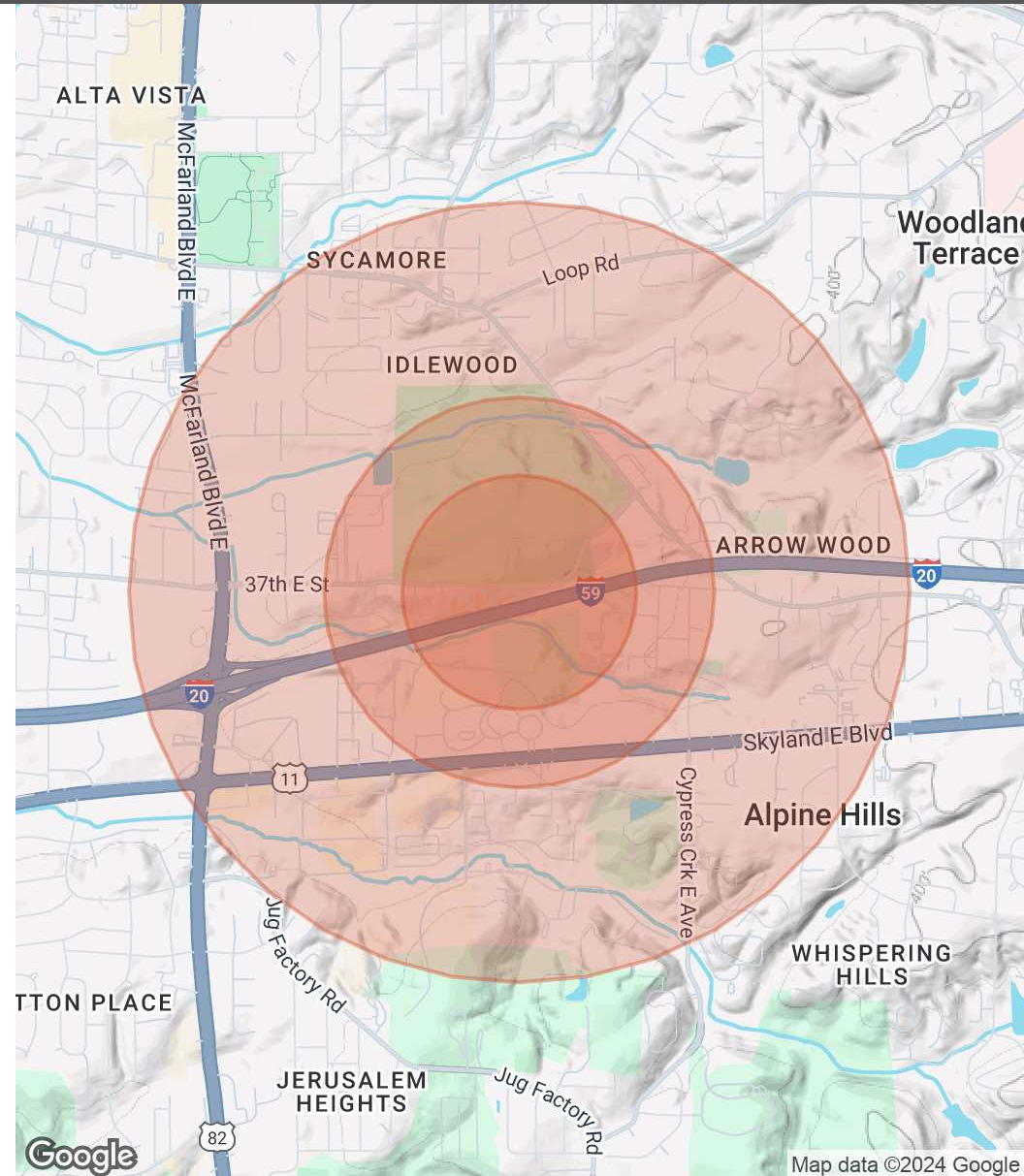


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	81	1,102	7,665
Average Age	37	36	35
Average Age (Male)	35	35	34
Average Age (Female)	38	37	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	546	3,768
# of Persons per HH	2.1	2	2
Average HH Income	\$63,174	\$60,875	\$60,500
Average House Value	\$263,755	\$257,801	\$219,702

Demographics data derived from AlphaMap



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