

**Publix #0075 - The Shops of Lake Tuscaloosa**  
 4851 Rice Mine Road NE  
 Tuscaloosa, AL 35406  
 Lat 33.263, Long -87.515

## DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	2,937	20,101	75,619
2023 Population	3,195	21,158	78,804
2018 Average HH Income	\$123,076	\$104,298	\$66,445
2018 Median HH Income	\$77,020	\$63,702	\$39,614

## PROPERTY HIGHLIGHTS

- Located in Tuscaloosa, AL - home to the University of Alabama with 35,000+ students
- Surrounded by an affluent population with an average household income of \$100,000+ within 3 miles
- Solid mix of local and national tenants
- Great visibility with easy ingress and egress
- Traffic Count (2018): 40,290 CPD

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4851 Rice Mine Road NE

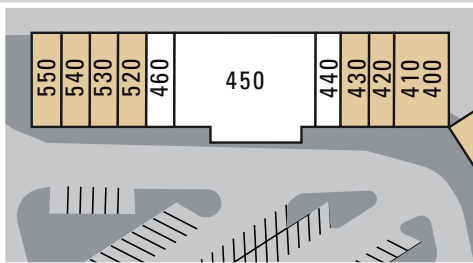
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## SITE PLAN

STE	TENANT	SIZE
200	Publix	44,271
100	Royal Fine Cleaners	1,271
110-120	Spirits	2,600
300	Tru-Fitness	3,900
400-410	Top Nails	2,600
420	Fujiyama Japanese	1,300
430	Headstart Hair Salon	1,300
440	AVAILABLE	1,300
450	AVAILABLE	5,200
460	AVAILABLE	1,300
520	Hungry Howie's Pizza	1,300
530	Confetti Interiors	1,300
540	Brookwood Endodontics	1,300
550	Ivey's Boutique	1,300
OP 2	AVAILABLE	1.07 Acres
<b>TOTAL</b>		<b>70,242</b>

□ AVAILABLE    ■ NOT OWNED



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