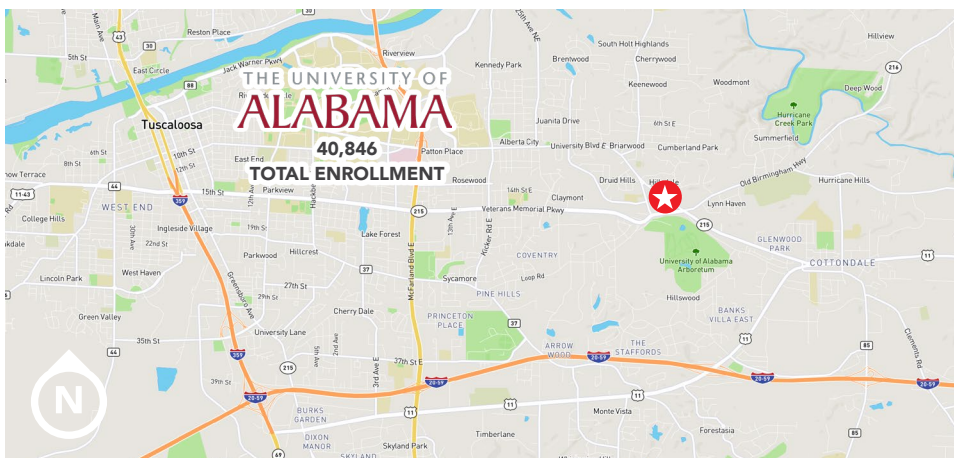




SINGLE TENANT BUILDING FOR LEASE

4151 University Blvd E, Tuscaloosa, AL 35404

Building For Lease Adjacent to Winn-Dixie Anchored Center



ASKING RATE:

Call For Pricing



SIZE:

Building: ±1,200 SF
Land: ±0.38 AC



NEARBY RETAILERS:

- Winn-Dixie
- Dollar Tree
- Walgreens
- McDonald's
- * Wendy's
- Alabama Credit Union and more!



VISIBILITY:

Conveniently located along University Blvd East (traffic counts of 18,906 AADT) with excellent visibility and convenient access. Easily accessible (less than 7 minutes) from I-20 (65,912 AADT)



HARBERT
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

LACEY SCOTT

lscott@harbertrealty.com | 205.401.1130

For More Information: Harbert-Retail.com

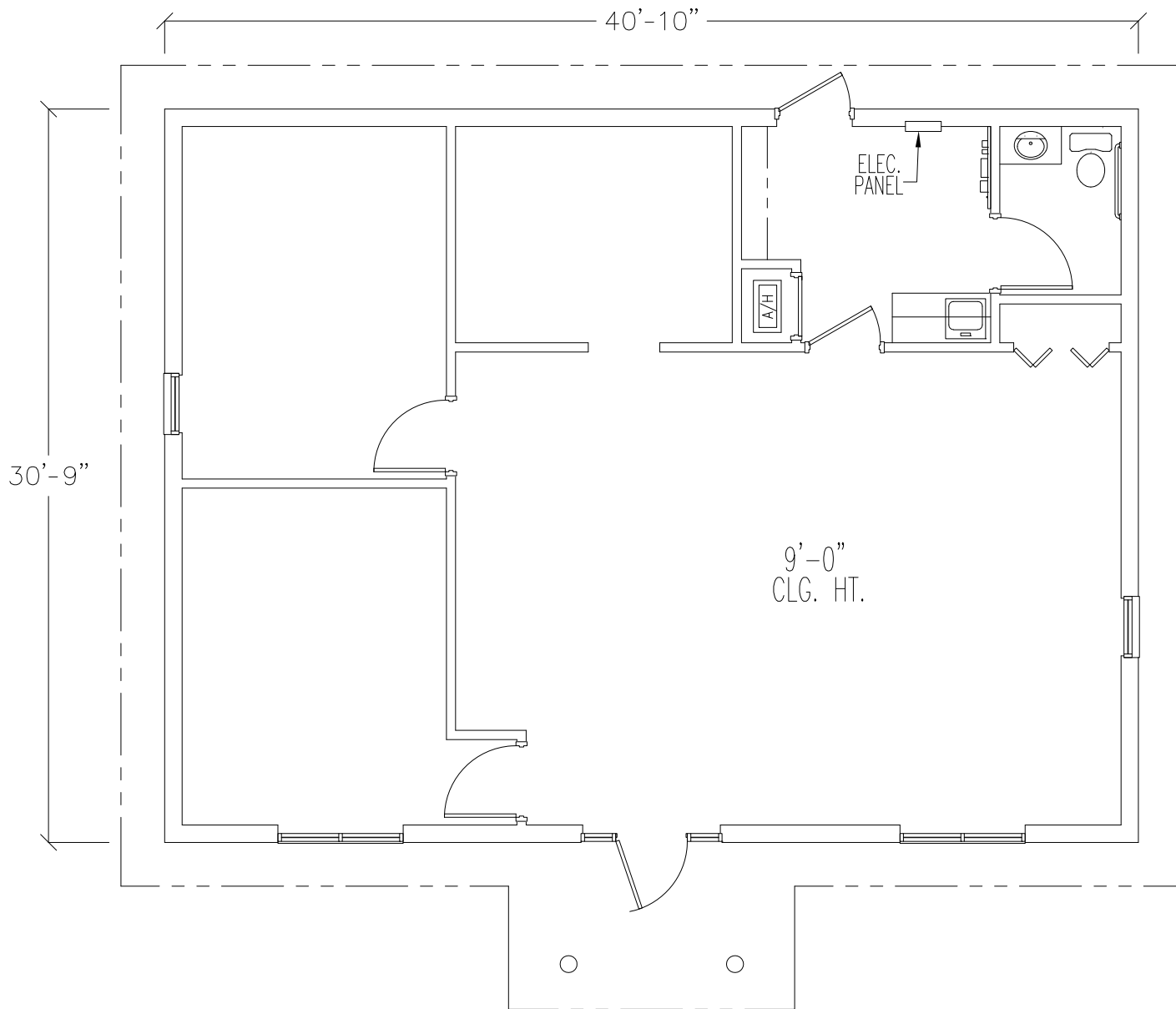
2 North 20th Street, #1700, Birmingham, AL 35203

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SINGLE TENANT BUILDING FOR LEASE

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Building For Lease Adjacent to Winn-Dixie Anchored Center

LOCATED IN ACTIVE RETAIL CORRIDOR NEAR WINN-DIXIE



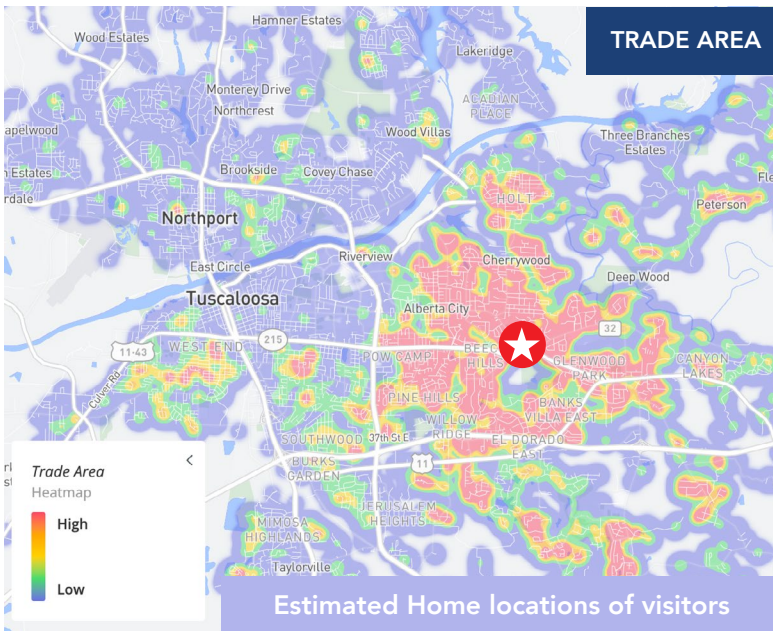
12 MONTH FOOT TRAFFIC DEMOS WITHIN 1000 FT

Visits	764K
Visitors	120.4K
Visit Frequency	6.34x
Avg Dwell Time	25 minutes

764K
VISITS

\$103K+
AVG HH INCOME
WITHIN 1 MILE

120.4K
VISITORS



1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	4,910	39,663	105,471

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Households	2,115	17,321	40,482

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$103,960	\$80,280	\$80,917



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