



retail specialists

Your Retail Real Estate Experts

Patriot Center - Tuscaloosa, AL

7402 AL-69 Tuscaloosa, AL 35405



FOR LEASE

Property Highlights

- Two suites available: 1,600 SF & 1,609 SF
- Excellent visibility
- Ideally located off I-20 with more than 54,000 VPD
- Join Jimmy John's, T-Mobile, Precision Eye Care and others!
- Ample parking
- Call for more information



SQ FT
1,600 &
1,609



TRAFFIC
54,000 VPD



ACCESS
Highway

Demographics

3 mile

5 mile

7 mile

Population	33,566	88,622	133,200
Households	14,556	37,456	54,285
Daytime Pop	32,891	115,214	174,643
Med HH Income	\$59,733	\$56,323	\$58,725

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David Ashford, CCIM dashford@retailspecialists.com 205.999.6552

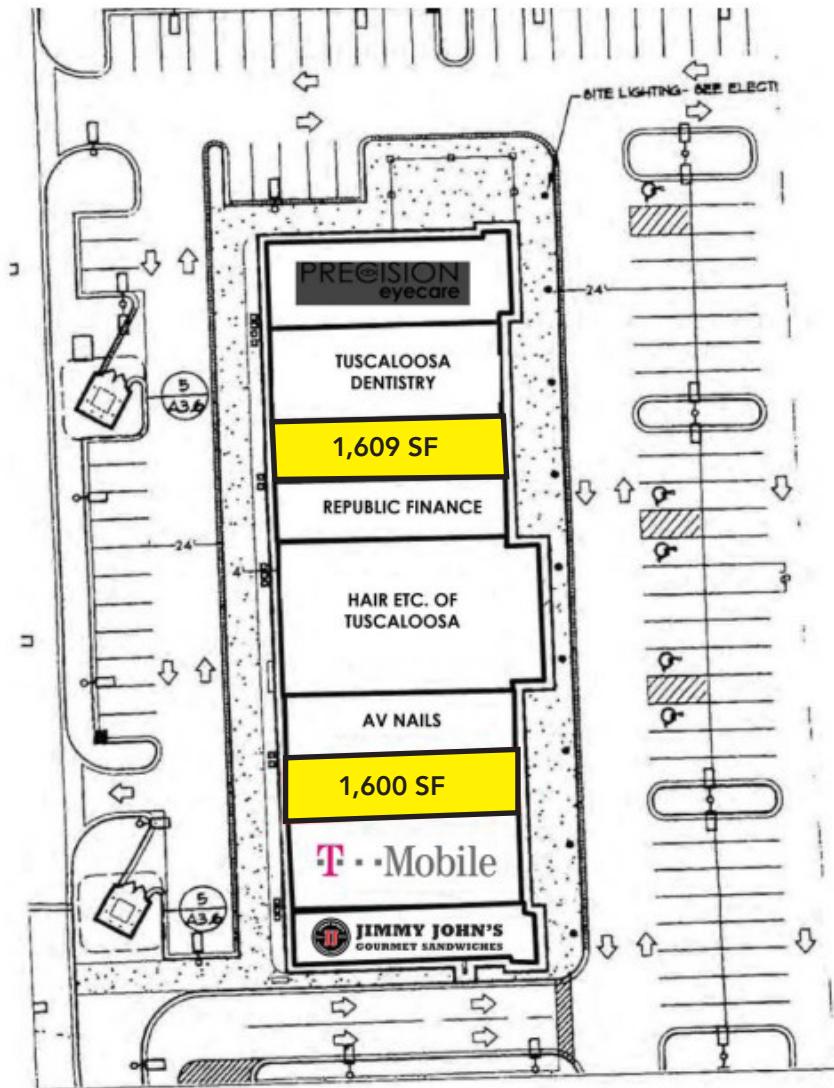


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Site Plan



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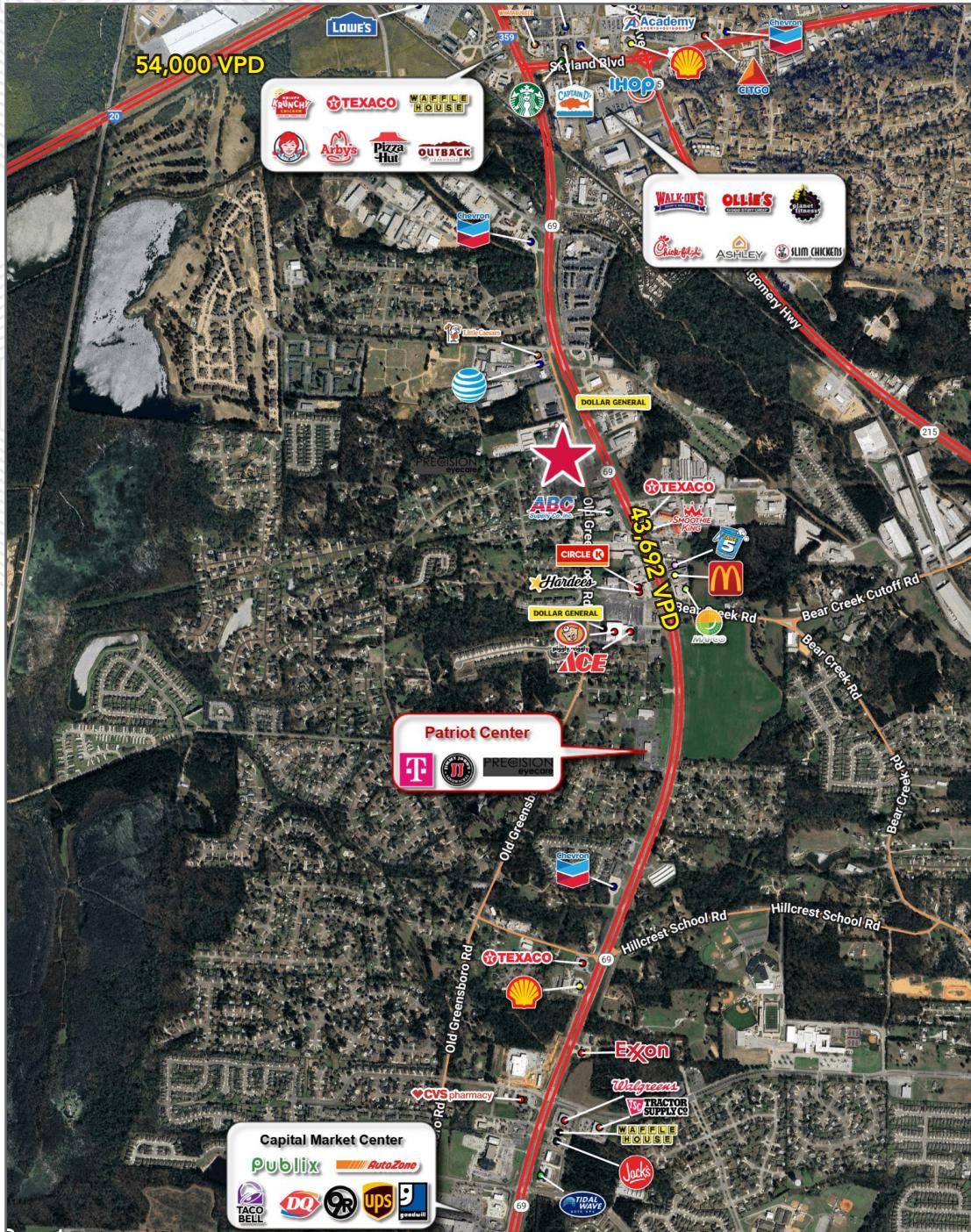


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Market Aerial



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