



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

|               | 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 |

Katie Carlton kcarlton@retailspecialists.com 770.547.0522

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552

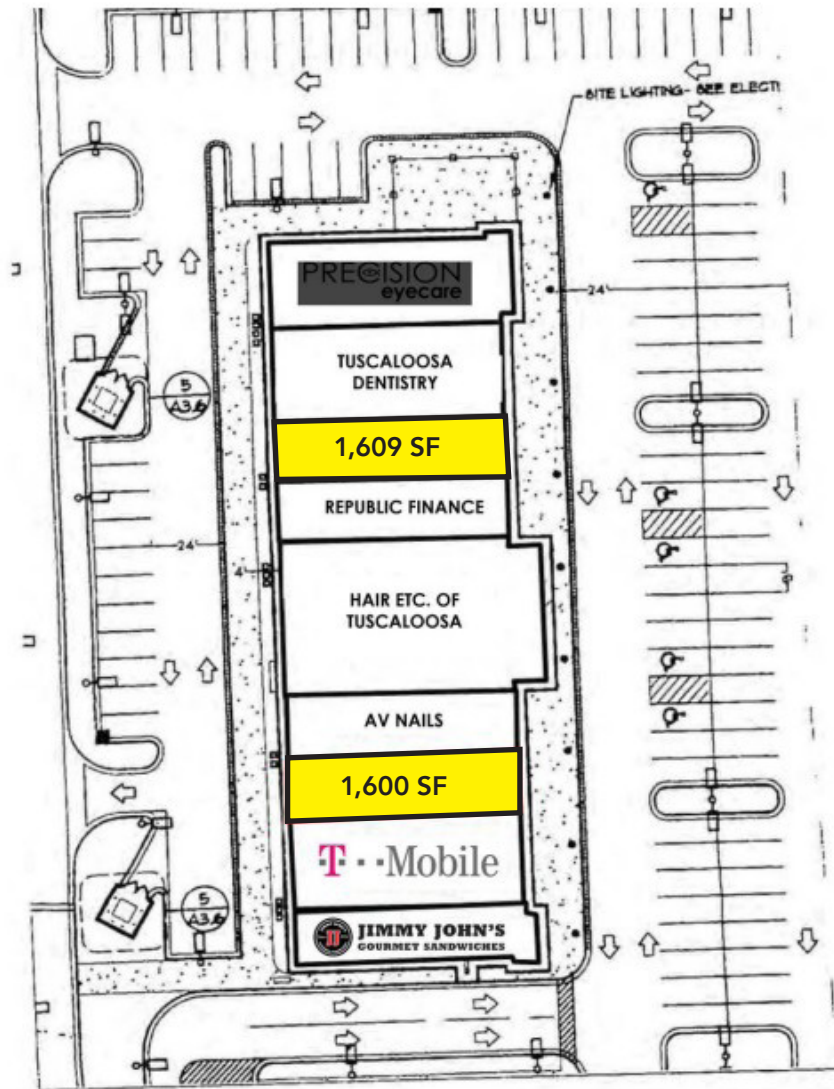


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## Site Plan



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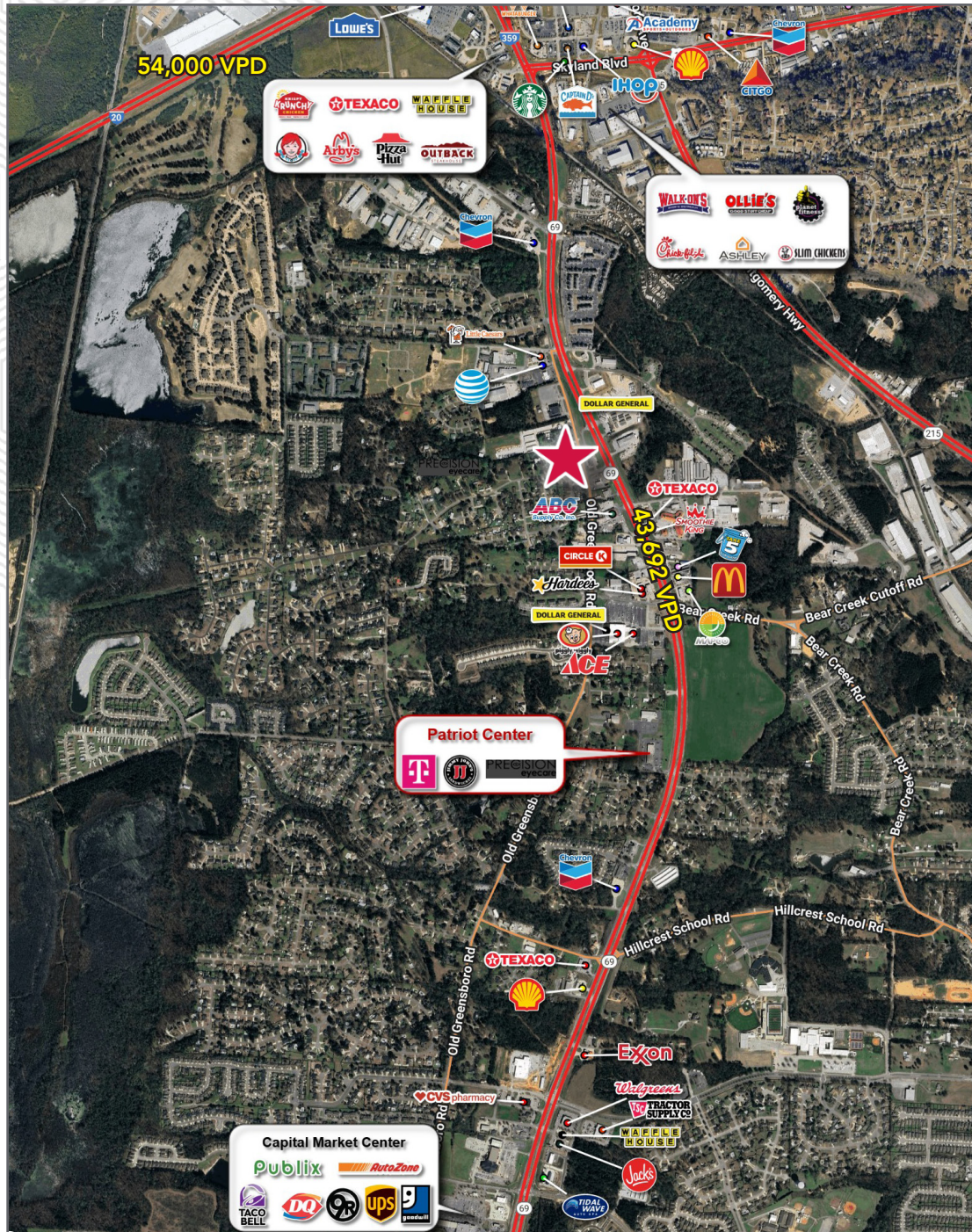


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## Market Aerial



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