



Mixed Use Commercial Space For Sale

4201 Greensboro  
Avenue, Tuscaloosa  
AL 35405

WARD MCFARLAND

Listing Agent  
(205) 799-2400



PRITCHETT MOORE

# PROPERTY DESCRIPTION

Located at 4201 Greensboro Avenue, this versatile commercial property offers exceptional visibility and access in a high-traffic area directly across from Academy Sports and Hollywood 16 Theaters. Spanning +/- 1.71 acres across three parcels, the site includes a 3,835 SF garage building featuring five service bays—two of which are designed to accommodate large trucks with high ceilings and doors—along with dedicated office space, making it ideal for a garage, body shop, or similar operation.

In addition to the main building, the property includes a vacant storage yard and a parcel currently leased to Woodrow's Barbeque, which also features five trailer lots with utility hookups (two currently occupied). All components of the property generate income, offering strong investment potential. With nearly 400 feet of frontage on Greensboro Avenue and an average daily traffic count of 12,300 vehicles (per ALDOT 2023), this property offers outstanding exposure and long-term redevelopment potential. Flexible parcel division is available. Call for more details.

## Offering Summary

<u>List Price:</u>	\$1,200,000
<u># of Units:</u>	1
<u>Available SF:</u>	+/- 74,487 SF
<u>Building Sf:</u>	+/- 3,835 SF

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**PM**

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Real Estate



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wmcfarland@pritchett-moore.com





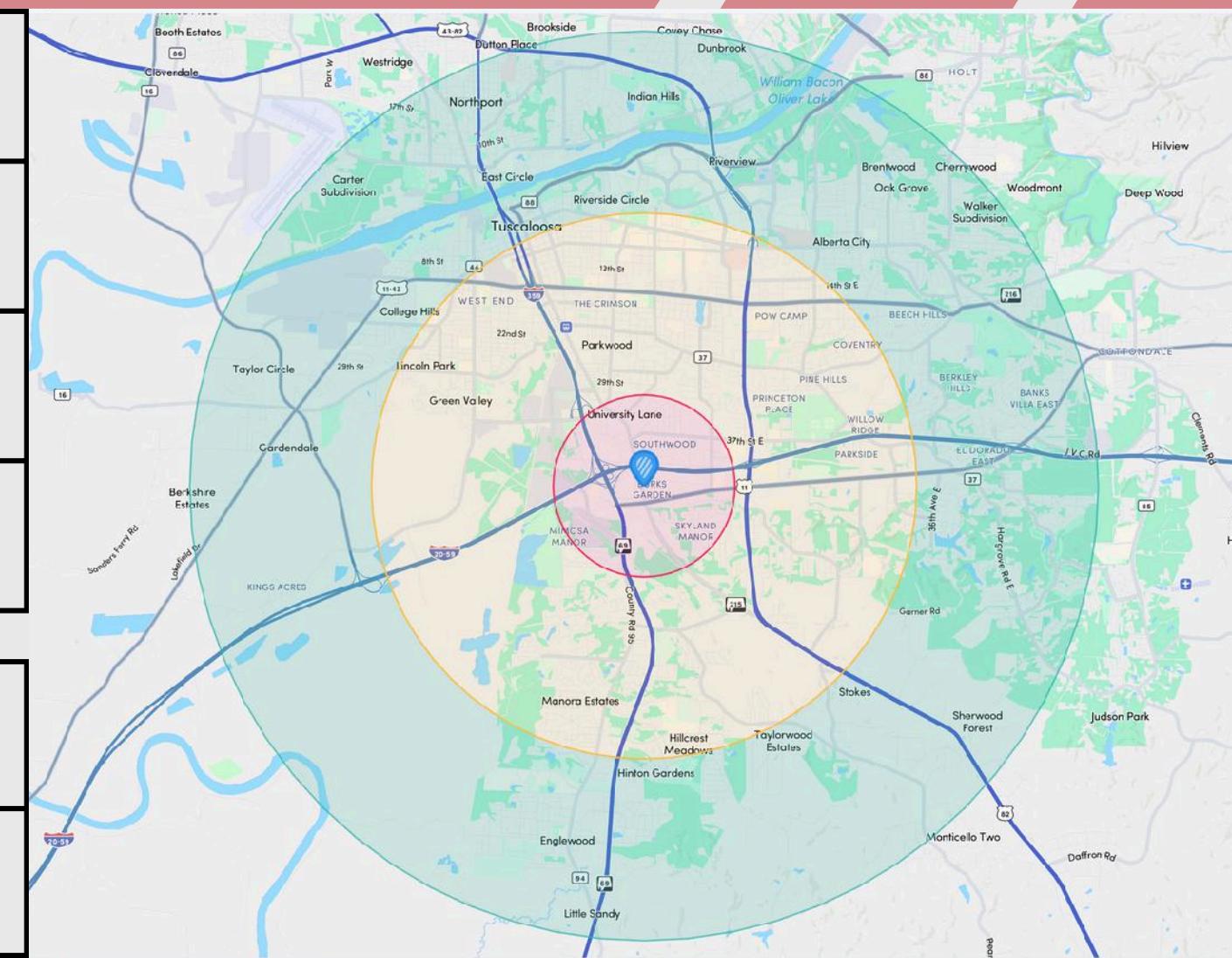
# 4201 Greensboro Avenue, Tuscaloosa AL 35405

## Mixed Use Commercial Space For Sale

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Demographics	1 Mile	3 Miles	5 Miles
<u>Total Households:</u>	3,187	26,602	47,532
<u>Total Population:</u>	6,878	62,303	123,822
<u>Average HH Income:</u>	\$65,000	\$57,900	\$66,200
Population	1 Mile	3 Miles	5 Miles
<u>Total Population:</u>	6,878	62,303	123,822
<u>Average Age</u>	35	33	35
<u>Average Age (Male):</u>	34	33	34
<u>Average Age (Female):</u>	36	34	36



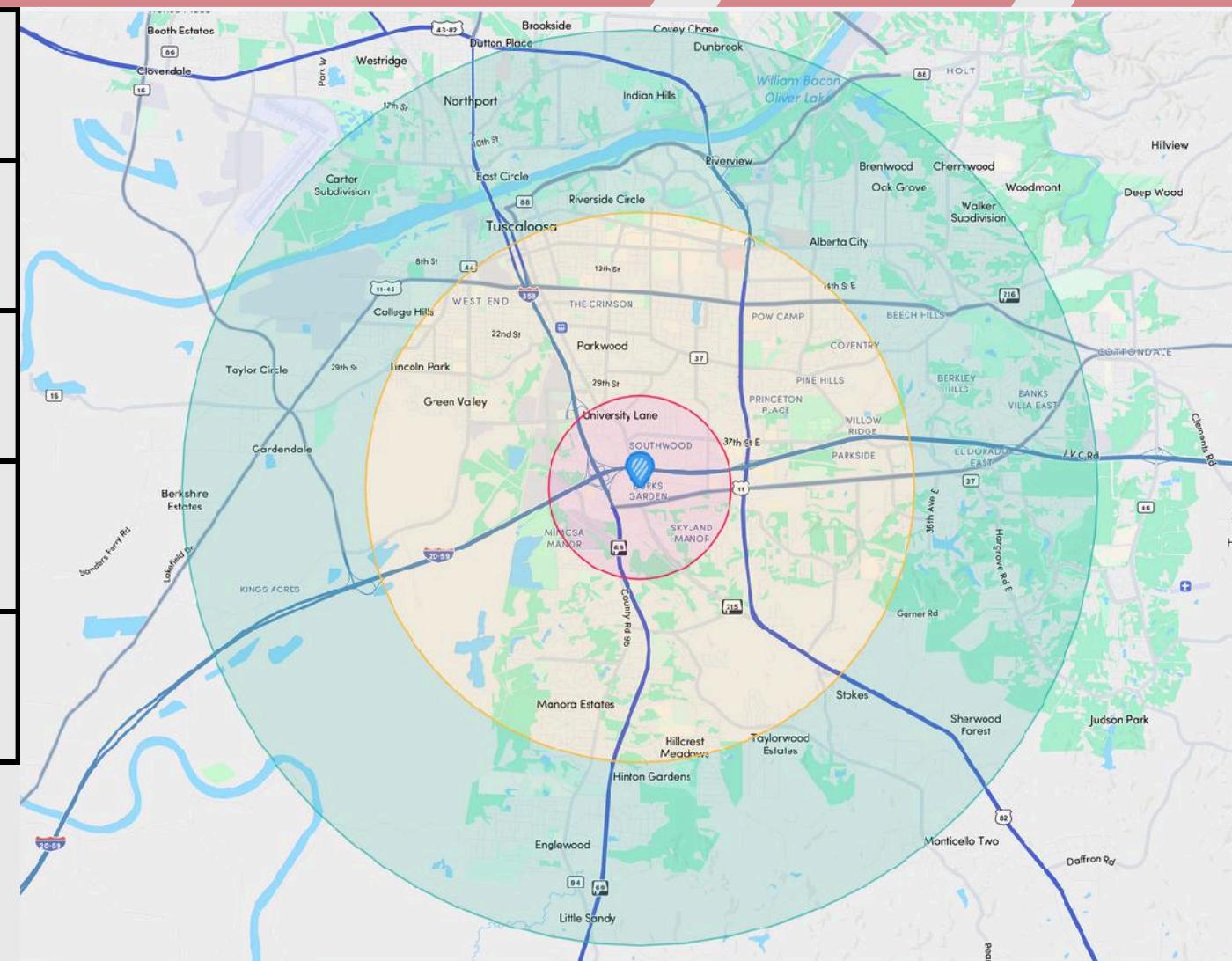
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Households & Income	1 Mile	3 Miles	5 Miles
<u>Total Households:</u>	3,187	26,602	47,532
<u># of Persons per HH:</u>	2	2	2
<u>Average HH Income:</u>	\$65,000	\$57,900	\$66,200
<u>Average House Value:</u>	\$184,600	\$278,000	\$305,800



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