



OFFERING SUMMARY

Available SF:	2,828 SF
Lease Rate:	Contact Agent
Year Built:	1986
Renovated:	2025
Zoning:	BN

PROPERTY HIGHLIGHTS

- Newly Renovated Office Condo for Sublease in Tuscaloosa
- Vast majority of Office Furniture will remain and is in great condition (\$60k value)
- Located in the Indian Hills Office Park which is surrounded by major retailers, restaurants, medical users, and professional services
- Excellent direct access off of McFarland Boulevard North, a major east-west arterial with traffic counts of (±35,932 AADT)
- Convenient access to Downtown Tuscaloosa and Northport
- 4 miles / ~10 minutes to The University of Alabama campus
- 3 miles / ~8 minutes to University Mall and Midtown, one of western Alabama's largest shopping centers

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,157	22,442	43,101
Total Population	5,874	67,150	117,198
Average HH Income	\$114,713	\$73,170	\$76,392

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MOORE COMPANY REALTY

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**1635 MCFARLAND BLVD N**

**TUSCALOOSA, AL 35406**

**Photos**



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## Retail Map



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