

Your Retail Real Estate Experts

# The Shops at Riverfront Village

2330 Jack Warner Pkwy Tuscaloosa, AL 35401



## FOR LEASE

#### **Property Highlights**

- Available: 2,292 SF & 2,587 SF inline, vanilla shell spaces
- A Class A mixed-use development, The Shops at Riverfront Village offers 21,319 SF of retail space and 192 apartments, and neighbors Hotel Indigo, a 91-key Class A hotel near campus
- Site is adjacent to the Tuscaloosa Amphitheater as well as the Saban Center, a 100,000 SF STEAM-centered community center that will include the River District Park
- Parking is available streetside with additional future parking access at the Saban Center once completed
- The University of Alabama is approximately 1-mile east and currently enrolls over 38,000 students

SQ FT 21,319	<b>ک</b> TRA	FFIC 0 VPD	ACCESS Highway
Demographics	1 mile	3 mile	5 mile
Population	9,899	67,337	115,388
Households	5,352	27,185	47,258
Daytime Pop	22,232	118,576	162,197
Med HH Income	\$54,072	\$47,812	\$50,250

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### Site Plan



SOILE	IENANI	SPACE SIZE
101	Lupe's Mexican Restaurant	2,803 SF
102	Available	2,292 SF
103	Available	2,587 SF
104	9 Round Kickboxing	2,156 SF
105	Stretch Zone	1,400 SF
105B-106	BloGo Blow Dry Bar & Salon	4,310 SF
107-108	Heritage House Coffee & Tea	5,771 SF

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## Market Aerial







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