



Shoppes at Legacy Park

PETSMART xfinity DSW WORLD MARKET BURGERFI
 theVitamin Shoppe five BELOW SALLY BEAUTY Great Clips
 PYROS THE FRESH MATTRESS FIRM DICK'S

University Town Center

ups
 FIREHOUSE SUBS

Midtown Village

BARNES & NOBLE FIVE GUYS Panera TORRID
 BEST BUY GameStop OLD NAVY ULTA
 Kirklands Fruit & Veggie Planet Fitness tropical CAFE
 Maggior's Super TREK Edible Arrangements EUROPEAN BREAD CENTER
 LONGHORN MATHNASIUM The Math Learning Center

McFarland Plaze

RED LOBSTER PET SUPPLIES PLUS HERBLOCH
 TJ-maxx Michaels SHOE STATION DOLLAR GENERAL
 CosmoProf ROSS CAFE
 SLIM CHICKENS DRESS FOR LESS

University Mall

belk CITY GEAR Lids PINK VICTORIA'S SECRET
 JCPenney claire's Rainbow ZALES
 Buckle it's fashion maurices
 LENS CRAFTERS SHOE DEPT. foot Locker
 rue21 KAY EARTHBOUND
 NEW SQUARE sunglasses hut Applebees GREAT AMERICAN CAFE Bath Works HIBBETT SPORTS

SITE
 3410 McFarland Blvd E

FOR SALE

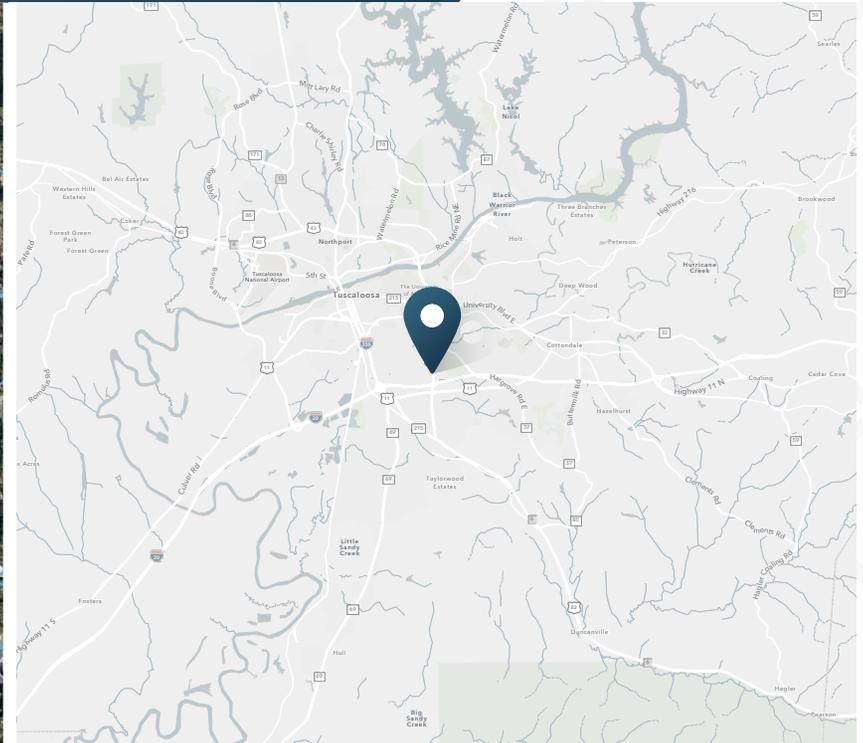
0.57 AC Land Opportunity

3410 McFarland Boulevard E | Tuscaloosa, AL



0.57 AC Land Opportunity

3410 McFarland Boulevard E | Tuscaloosa, AL 35405



FOR SALE

0.57 AC
Available

ABOUT THE PROPERTY

- 0.57 AC with excellent visibility and frontage on McFarland Blvd E
- Located in one of Tuscaloosa's busiest commercial corridors and just minutes from The University of Alabama
- Positioned on a major east-west thoroughfare with strong daily traffic volume
- Convenient ingress/egress and close proximity to signalized intersections
- Surrounded by national brands, shopping centers, and high-density rooftops
- Strong demographics and built-in customer base

TRAFFIC COUNTS

McFarland Boulevard, adjacent to Site	45,771 VPD
I-20, E of Site	65,172 VPD
I-359, W of Site	57,875 VPD
15th Street, NE of Site	15,593 VPD
Year: 2024 Source: ALDOT	

NEARBY RETAIL INCLUDES



CONTACT

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Shoppes at Legacy Park

- PETSMART, xfinity, DSW, WORLD MARKET, BURGERFI
- theVitamin Shoppe, five BELOW, SALLY BEAUTY, Great Clips
- PYRO'S, THE FRESH MARKET, MATTRESS FIRM, DICK'S SPORTING GOODS
- DOLLAR GENERAL, Jack's
- O'Reilly, CHURCH'S, piggy wiggly

University Town Center

- UPS, UPS STORE, UPS STORE
- Wendy's, Firehouse Subs, Meats

Midtown Village

- BARNES & NOBLE, FIVE GUYS, Panera, TORRID
- BEST BUY, GameStop, OLD NAVY, ULTA
- Kirklands, Chick-fil-A, Olive Garden, Target
- Magnolia Soap, TREK, Edible Arrangements, EUROPEAN WAX CENTER, tropical CAFE
- LONGHORN, MATHNASIUM, CIBOLA

McFarland Plaze

- RED LOBSTER, PET SUPPLIES PLUS, H&R BLOCK
- TJ-maxx, Michaels, SHOE STATION, DOLLAR GENERAL
- Cosmo Prof, SLIM CHICKENS, ROSS, CAFO

University Mall

- belk, CITY G.E.A.R., Lids, PINK, VICTORIA'S SECRET
- JCPenney, claire's, Rainbow, ZALES
- Buckle, it's fashion, maurices
- LENSCRAFTERS, SHOE DEPT., foot Locker
- rue21, KAY, EARTHBOUND, Auntie Anne's, Chick-fil-A
- NEW SQUARE, sunglasses hut, Applebee's, HIBBETT SPORTS

SITE
3410 McFarland Blvd E

SITE
0.57 AC



46,913 VPD

McFarland Blvd E

0.57 AC Land Opportunity

3410 McFarland Boulevard E | Tuscaloosa, AL 35405



DEMOGRAPHIC HIGHLIGHTS

1 MILE

8,568 Population	9,633 Total Daytime Population	\$53,751 Average Household Income	4,130 Total Households
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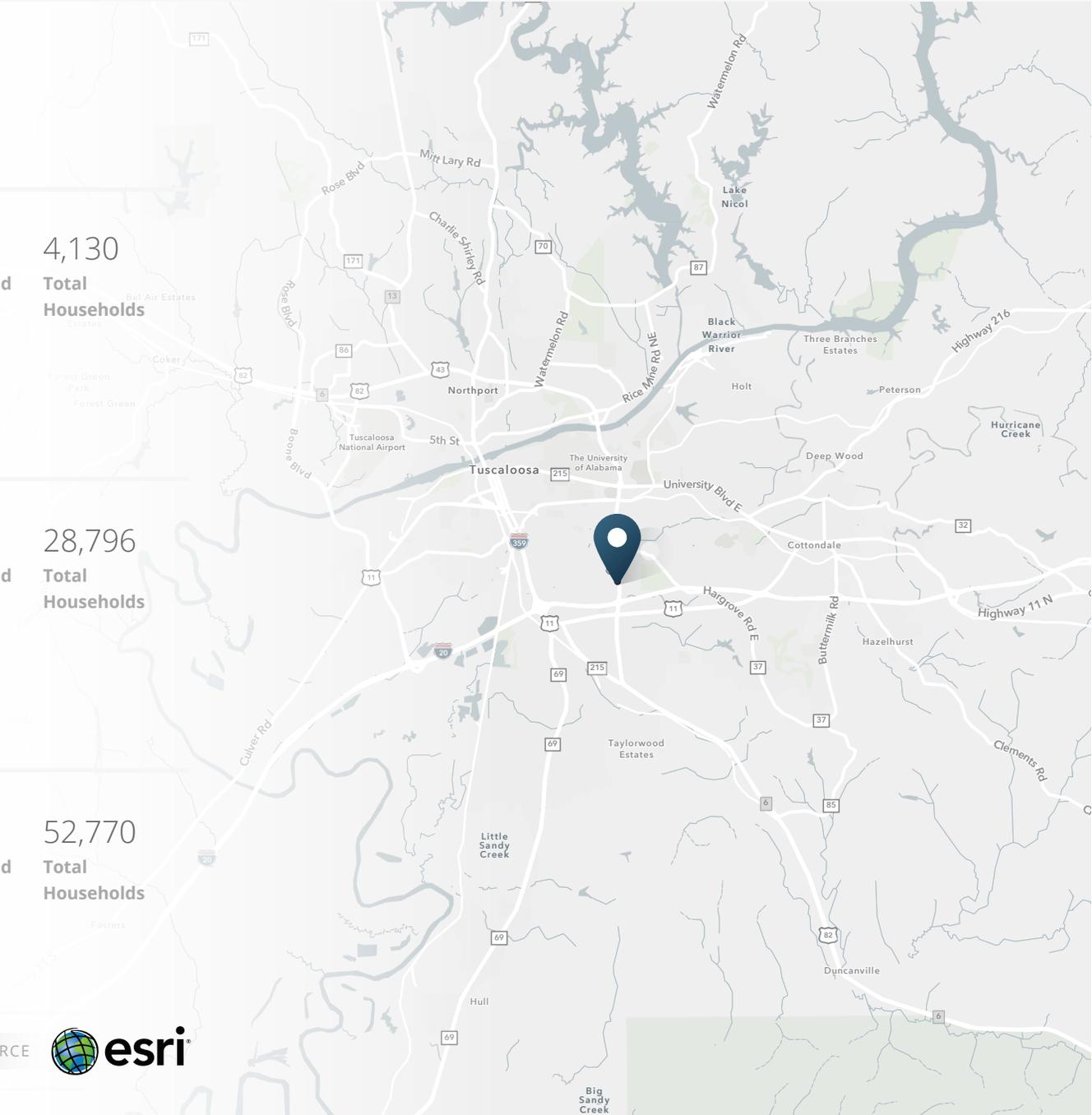
3 MILES

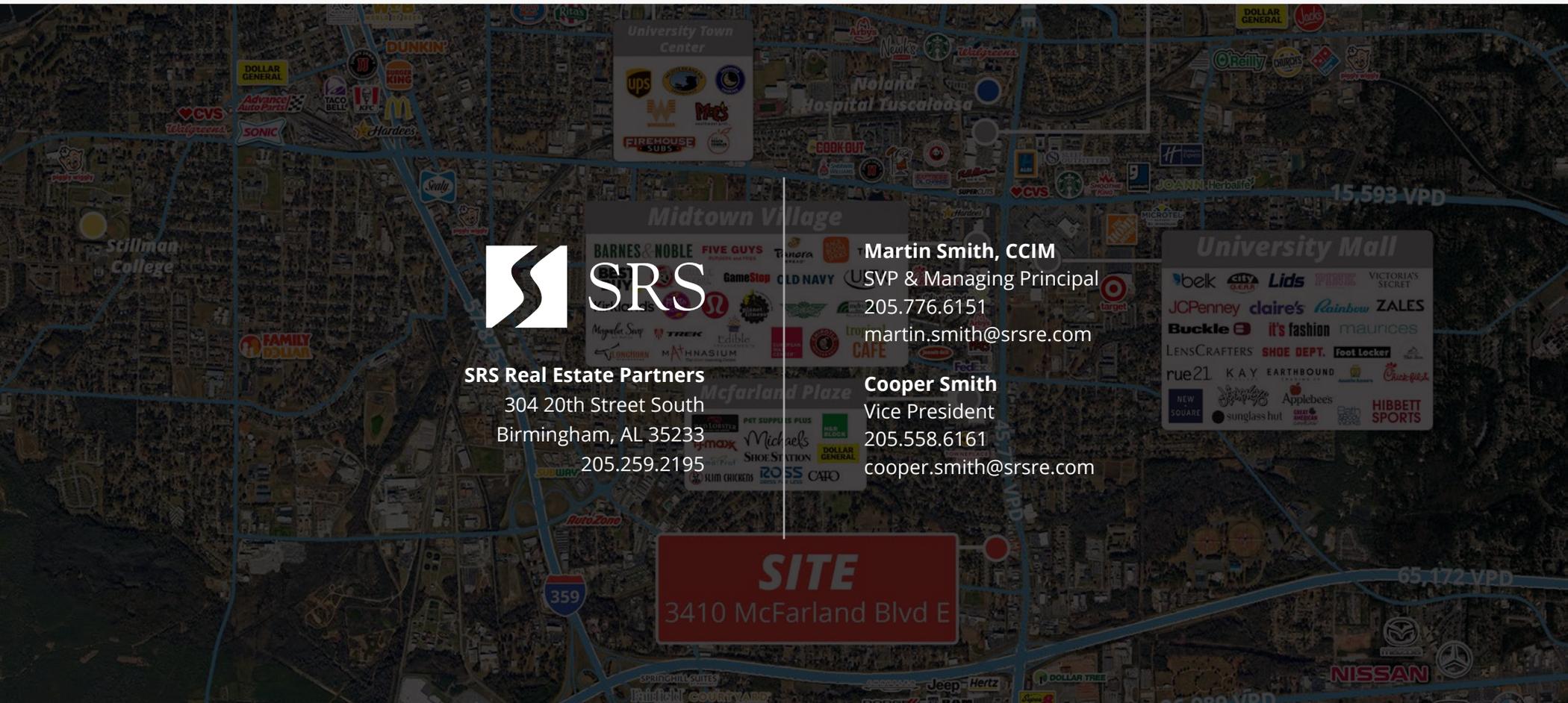
69,083 Population	90,396 Total Daytime Population	\$59,437 Average Household Income	28,796 Total Households
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5 MILES

132,140 Population	163,380 Total Daytime Population	\$70,626 Average Household Income	52,770 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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