



FOR SALE: LAND AND BUILDING

TURNKEY DENTAL OFFICE IN PRIME
NORTH OF THE RIVER LOCATION

221 RICE MINE ROAD NE,
TUSCALOOSA, AL 35406

\$2,390,000

PROPERTY OVERVIEW:

- Zoning: GC- General Commercial District
- Utilities: City of Tuscaloosa
- 6000 sf of dental office space ready for use
- Excellent location to serve North of the River and also The University of Alabama
- High Average home value and income levels
- Rice Mine Road is booming with opportunity

DIRECTIONS:

From McFarland Blvd. head North, take the Rice Mine Road NE Exit, bear right and the building will be on the right just past the gas station



	1 MILE	3 MILE	5 MILE
POPULATION	9,788	74,190	126,933
HOUSEHOLDS	2,080	26,107	49,150
MEDIAN AGE	21.7	24.2	27.9
MEDIAN HH INCOME	\$60,091	\$46,624	\$50,714
% ANY COLLEGE	15.1%	17.1%	18.8%
DAYTIME POPULATION	12,184	106,032	162,008



**HARWOOD
REAL ESTATE LLC**

550 GREENSBORO AVE. UNIT 101.
TUSCALOOSA, AL 35401

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DETAILS & AMENITIES:

- Professional painted murals in Reception
- Open Work Area with 7 Chairs
- Laundry and Storage Room
- Dental Lab Area
- Staff Breakroom and Locker Area
- Medical File/Storage Area Behind Reception
- Private Procedure Room
- Xray Room
- Office Manager Office
- Doctor's Office
- Parking for patient (32) and Staff (10)

