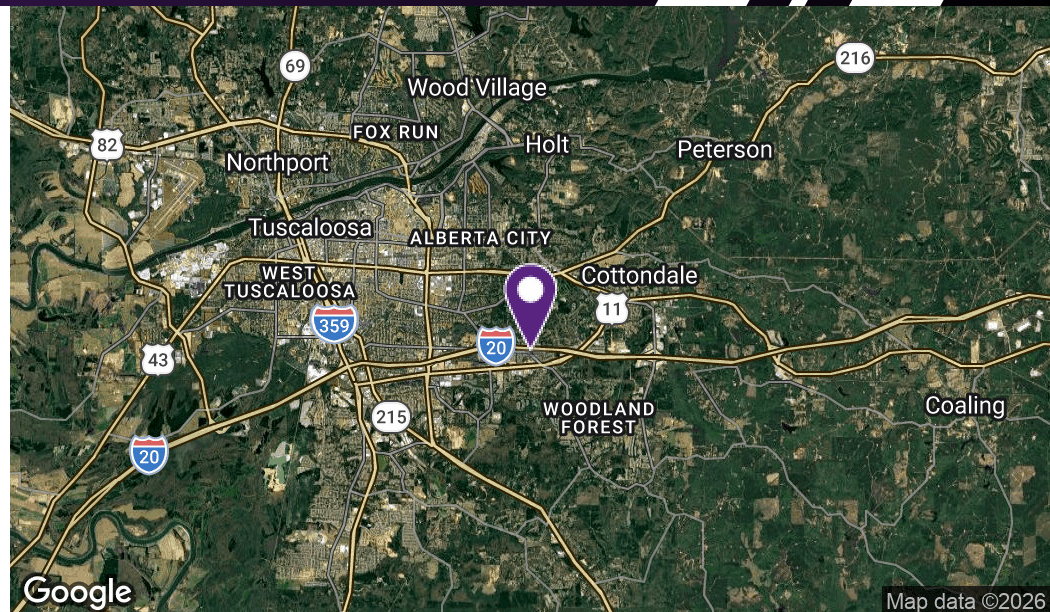


WAREHOUSE SPACE FOR SALE

3720 HARGROVE E RD, TUSCALOOSA, AL 35405



PROPERTY HIGHLIGHTS

- 11,000 SF warehouse space with extensive frontage on Hargrove Road
- Abundant on-site parking
- Located just off the I-20/59 interchange, offering quick highway access for distribution or logistics use
- Positioned along an established commercial corridor with a strong mix of retail, office, and light-industrial users
- Convenient access to McFarland Boulevard and Skyland Boulevard, two of Tuscaloosa's primary commercial arteries
- Located in Tuscaloosa, home to the University of Alabama and one of Alabama's fastest-growing metro economies

OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	0.6 Acres
Building Size:	11,000 SF
Lease Status:	Leased for 2 years

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,475	18,880	37,117
Total Population	4,778	45,161	100,008
Average HH Income	\$67,574	\$70,027	\$68,223



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,778	45,161	100,008
Average Age	40.8	34.9	32.0
Average Age (Male)	37.1	35.5	31.7
Average Age (Female)	43.6	35.1	32.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,475	18,880	37,117
# of Persons per HH	1.9	2.4	2.7
Average HH Income	\$67,574	\$70,027	\$68,223
Average House Value	\$205,970	\$200,933	\$224,223

2023 American Community Survey (ACS)

