

# FOR LEASE

# **NORTHRIDGE CENTER**

1825 MCFARLAND BLVD. N | TUSCALOOSA, AL 35406



 COLLEGE CITY REALTY.COM

DAVID FUHRMAN JR., | QUALIFYING BROKER

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## PROPERTY DESCRIPTION

Located on a signalized intersection of McFarland Blvd N. and Waterelon Rd. Traffic counts of X 40,290. Northridge Center sits on 6.5 acres with 357 parking spaces and a total of 66,924 SF gross leasable area. Newly remodeled facade in 2017. The center hosts a number of National and local retailers.

College City Realty is the property management company and broker.

New facade in 2017, strong tenant mix with good history of sales. Three tenant vacancies currently available for lease.

## PROPERTY DETAILS



PARCEL NUMBER:

31-01-11-1-001-014.033



ACREAGE:

6.56



YEAR BUILT:

1986



AVAILABLE SPACES:

1. 1,600 SF
2. STE 110 3,652 SF
3. 3,700 SF



ZONING:

BN



TENANT MIX:

JIMMY JOHN'S, VERIZON, RE/MAX,  
LAMPADA'S LIVING, TOKYO EXPRESS

### PRICING

1,600 SF: \$26  
3,652 SF: \$16.50  
3,700 SF: \$9.50



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS





# PROPERTY AERIALS



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# TRADE MAP



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# AREA OVERVIEW



Tuscaloosa is a great place to live, work and play! Tuscaloosa has made several lists lately and has been pretty hot in the press. It made Best College Towns in America (49th by the website Best College Reviews), Best Cities for Work-Life Balance (5th by personal finance site NerdWallet), Most Affordable Mid-Size Cities in the U.S. (9th according to The Simple Dollar, a website that focuses on personal finance) and 22 in Terms of Small-City Growth in a recent study from the personal finance outlet WalletHub.com.

Downtown Tuscaloosa is in the midst of unprecedented amounts of growth in both the private and public sectors through multi-million dollar reinvestments, which will only add to the appeal of this central hub where you can live, work and play.

Tuscaloosa's Riverfront is experiencing its own renewal with recreation trails, businesses, restaurants and the addition of the Tuscaloosa River Market, which functions as both an event space and seasonal local farmers' market. In the spring of 2011, a 7,470-seat amphitheater was opened along the riverfront. This state-of-the-art facility hosts many major performances and community-wide events.



Located along the banks of the Black Warrior River in west-central **Alabama**, **Tuscaloosa** is home to 99,543 residents and a thriving business community.



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# MARKET OVERVIEW



The Tuscaloosa/West Alabama region is experiencing unprecedented economic development, driven primarily by growth at the region's largest employer, the University of Alabama, and largest private employer, Mercedes-Benz U.S. International, Inc. As the region has grown, a shortage of retail has developed and a significant number of shoppers are forced to shop outside the region. The Chamber of Commerce of West Alabama, in conjunction with local government and the area's commercial real estate community, is actively recruiting new to the market retail to address this shortage. We want shoppers to have the opportunity to "shop local" for all their retail needs and are confident our economy has the strength to make this additional retail successful.

There are a number of retail developments under construction now. Major developments along the McFarland Boulevard retail corridor and downtown offer national and regional retailers attractive opportunities to enter the Tuscaloosa market. In addition, there are ample opportunities throughout Tuscaloosa and Northport to join smaller developments, both new and existing.

Members of the Chamber's professional staff stand ready to assist you in bringing your business to the Tuscaloosa market. We can: help you get oriented to the region and the local retail climate. provide custom research and data to help you evaluate potential sites. connect you with the local commercial real estate community. help you interface with local government officials. connect you with other area resources you may need.

The entire community - from the Chamber, to local government, to area brokers - is committed to making Tuscaloosa an easy place to not only start a business, but to be successful in that business.





## AREA ECONOMY

The greater Tuscaloosa area's progressive business climate has attracted international attention and investment. With an innovative public-private partnership in place, Tuscaloosa County has emerged as one of Alabama's most dynamic economies. The Tuscaloosa/Birmingham region is among the best places in the nation to start and grow a business, according to numerous economic development and business sources including Forbes and Kiplinger's Personal Finance magazines. Tuscaloosa County and its surrounding area offer all of the components necessary for a business to succeed and grow.

With the University of Alabama, Stillman College, the University of West Alabama, Shelton State Community College, Beville State Community College and strong public and private schools, education is big business throughout west Alabama. Healthcare also plays a significant economic role. DCH Health System has two hospitals, DCH Regional Medical Center and Northport Medical Center. The Veterans Administration Hospital is a large complex, and Bryce Hospital serves mentally-challenged patients.

Approximately 30 percent of the non-agricultural workforce has jobs in government, healthcare and education. Sixteen percent of the 95,000-plus non-agricultural workforce finds itself in manufacturing. Those manufacturers include Mercedes-Benz, BFGoodrich, Nucor Steel, Johnson Controls, ZF Lemforder, Hunt Refining, Westervelt and many others. Automotive, electronics, plastic injection molding, steel, wood products, food products and chemicals are just some of the areas of manufacturing in the community.

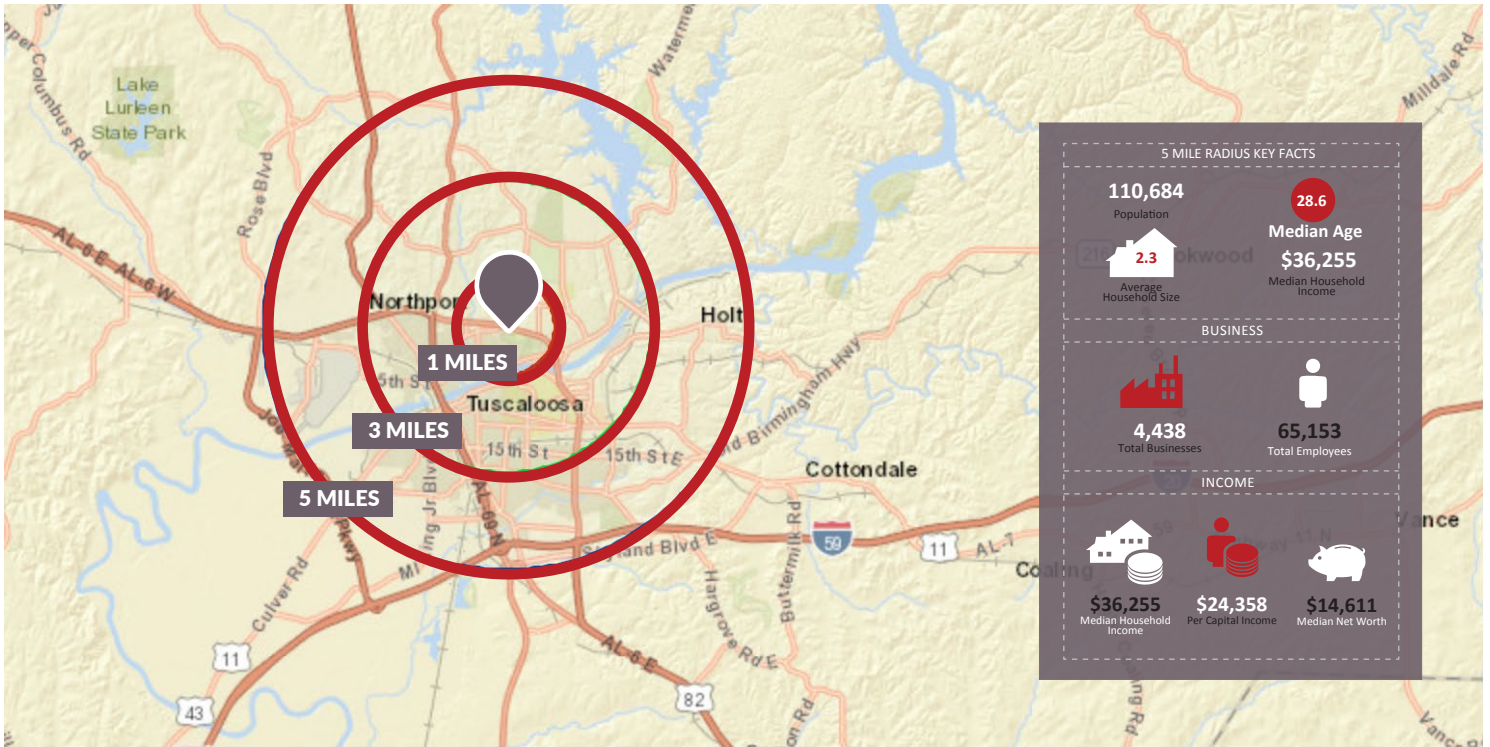
Tuscaloosa is also proud of its homegrown businesses. Large companies like Randall-Reilly, Fitts Industries and Phifer Wire Products were born and raised in Tuscaloosa County and are prospering with nationwide reach today. Our retail trade is growing and is concentrated in the cities of Tuscaloosa and Northport mostly, where more than 20 percent of the workforce sells everything from specialty items to clothing to outdoor gear and sport utility vehicles. Construction, transportation, finance, insurance and real estate also thrive in in west Alabama. Many of these are small businesses, the backbone of the economy and more than 85 percent of the membership in the Chamber of Commerce. Tuscaloosa County has become an outstanding investment opportunity for small business development and new business startups. In fact, the Tuscaloosa-Birmingham corridor consistently ranks in the top 20 markets in the U.S. for entrepreneurial success.

Our strong major banks, credit unions and other financial institutions have combined deposits of several billion dollars and represent an exceptional base for meeting the needs of an expanding economy and growing community. Support for existing business and entrepreneurs comes from a number of sources, including the Chamber of Commerce of West Alabama, which has professional economic development officials on staff. The Edge - Center for Entrepreneurship and Innovation and various entities within the University of Alabama provide services to support commercial, retail, entrepreneurial and small businesses throughout the region.

The Chamber can assist with strategic planning, technology development, training, site assistance, marketing and other business-related initiatives. The Chamber also coordinates retail recruitment for the City of Tuscaloosa through a contract for professional services with the Tuscaloosa City Council.



# AREA OVERVIEW | DEMOGRAPHICS



	2018 SUMMARY	1 MILE	3 MILES	5 MILES	2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population		7,763	55,202	110,684	Population	8,032	57,511	115,637
Households		3,698	21,347	43,373	Households	3,832	22,441	45,520
Families		1,815	8,794	21,838	Families	1,857	9,112	22,658
Average Household Size		2.09	2.13	2.31	Average Household Size	2.09	2.13	2.31
Owner Occupied Housing Units		1,698	7,479	18,547	Owner Occupied Housing Units	1,177	8,031	19,967
Renter Occupied Housing Units		2,000	13,868	24,826	Renter Occupied Housing Units	2,055	14,410	25,553
Median Age		35.6	24.8	28.6	Median Age	37.1	25.3	29.8
Median Household Income		\$54,448	\$32,173	\$36,255	Median Household Income	\$60,220	\$36,181	\$40,541
Average Household Income		\$88,803	\$58,058	\$58,923	Average Household Income	\$96,219	\$63,189	\$64,935



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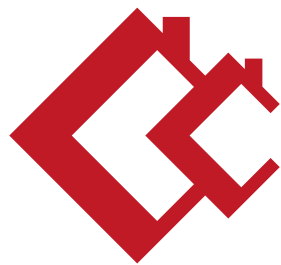
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