

# McFARLAND BLVD RETAIL DEVELOPMENT



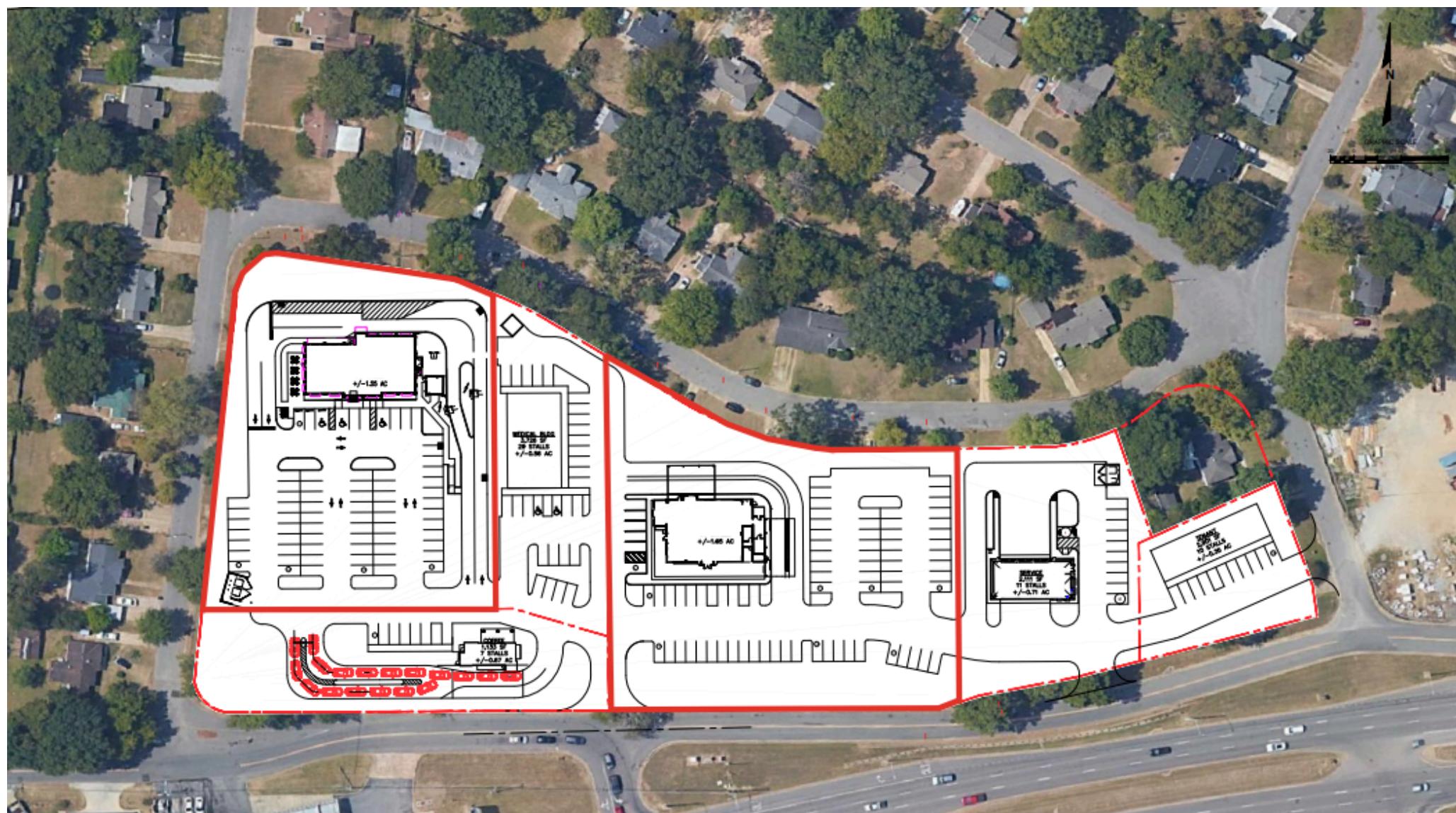
## PROPERTY HIGHLIGHTS

- McFarland Blvd
- Zoning: BN (Neighborhood Commercial District)
- 1.55 AC Available
- 1.65 AC Available
- 2,900 Sqft of Multi-Tenant Space available for Lease

- Excellent location  $\pm 1.5$  miles southeast of the University of Alabama.
- Premiere retail corridor
- For pricing, please contact agent.
- Traffic Counts-  
McFarland Blvd:  $\pm 42,090$  AADT  
Veteran's Memorial Pkwy  $\pm 33,990$  AADT  
I-20/59:  $\pm 64,098$

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## PRELIMINARY SITE PLAN



SIMS HERRON

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MOORE COMPANY REALTY

4 Office Park Cr Ste 217 Birmingham, AL 35223

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## DEMOGRAPHICS

### DEMOGRAPHIC SUMMARY

51 Springbrook, Tuscaloosa, Alabama, 35405

Ring of 5 miles

#### KEY FACTS

125,045

Population



52,304

Households

30.3

Median Age

\$38,780

Median Disposable Income

#### EDUCATION

10%



No High School Diploma

31%

High School Graduate



26%

Some College



33%

Bachelor's/Grad/Prof Degree

#### INCOME



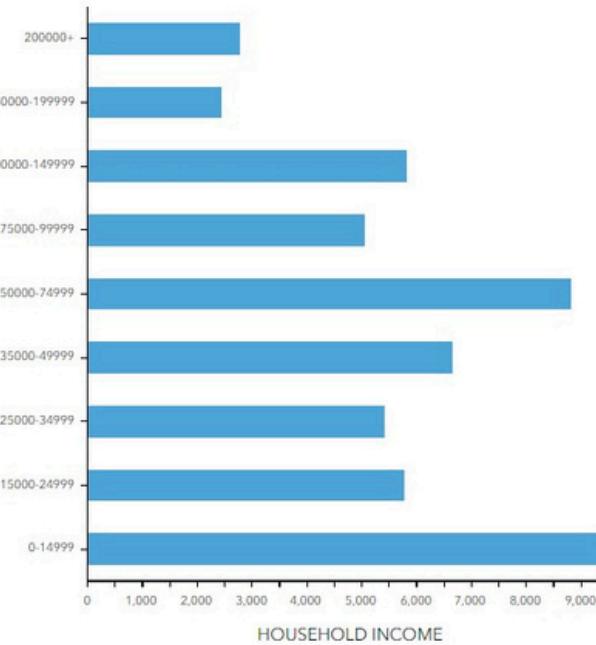
\$46,500  
Median Household Income



\$31,119  
Per Capita Income



\$30,300  
Median Net Worth



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## RETAIL MAP



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