



retail specialists

Your Retail Real Estate Experts

# Former Hooters - Tuscaloosa, AL

5025 Oscar Baxter Drive

Tuscaloosa, AL 35405



## FOR LEASE

### Property Highlights

- Available for Lease or Ground Lease
- Fully Built-Out Restaurant - Former Hooters with existing hood, bar, walk-in cooler, and more
- Hard Corner Location - Signalized intersection on McFarland Blvd (50k+ VPD) with excellent visibility
- Prime Retail Corridor - Surrounded by top national retailers including Walmart, Chick-fil-A, and Starbucks
- University Proximity - Minutes from The University of Alabama and Bryant-Denny Stadium (38k+ students)
- High-Impact Signage - Building and pylon signage available with strong highway exposure



SQ FT  
4,265



TRAFFIC  
49,201 VPD



ACCESS  
Interstate

### Demographics

	1 mile	3 mile	5 mile
Population	6,341	55,744	109,864
Households	3,183	24,606	45,028
Daytime Pop	5,256	62,468	155,902
Med HH Income	\$46,271	\$46,261	\$51,579

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## Market Aerial



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