

FOR SALE

FORMER FREESTANDING RESTAURANT

2014 MCFARLAND BLVD E • TUSCALOOSA, AL 35401



CBRE





PROPERTY OVERVIEW

PRIME RETAIL LOCATION

Highly visible and accessible site on McFarland Boulevard (US Hwy 82), the dominant thoroughfare and retail corridor in the market. This is a growing area, with a strong demand for retail.

- 760 sq. ft. on 0.7 acres
- Asking sale price: \$1,375,000
- Built in 1993
- Drive Thru and Pick-up Window
- Parcel: 63-31-07-25-1-016-012.001
- Zoning: General Commercial District (GC)
- Visible from both directions on McFarland Blvd.
- Right in, right out direct access. Indirect access from the signal at Midtown Village to the north.
- University of Alabama is two miles north of the site; annual enrollment exceeds 40,000 students.







PROPERTY PHOTOS

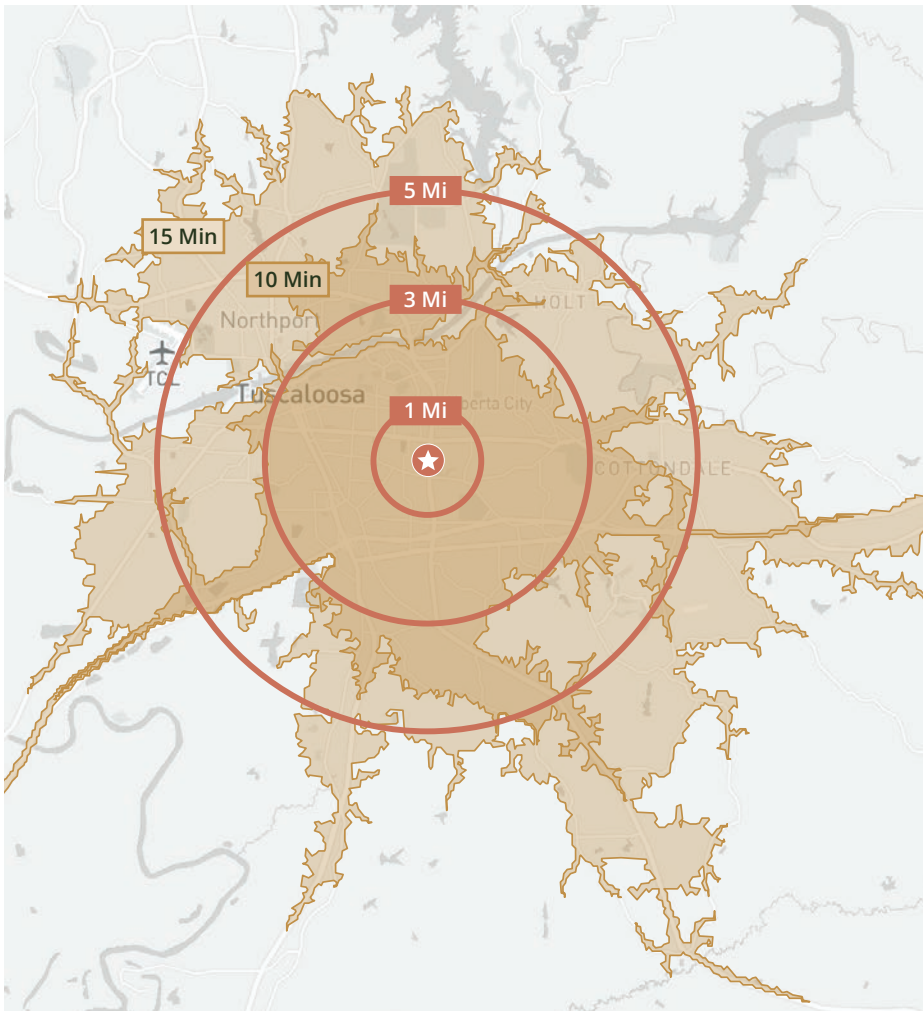


PROPERTY PHOTOS



DEMOGRAPHICS

 2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	10,634	17,759	\$34,495	5,261	24.4
3 Miles	81,672	113,498	\$37,472	30,821	24.3
5 Miles	134,823	169,428	\$50,448	53,433	28.3
5 Minutes	18,945	26,668	\$37,091	9,429	26.7
10 Minutes	101,885	136,164	\$44,863	40,327	25.4
15 Minutes	155,562	185,022	\$54,144	61,715	29.5



BUSINESSES (3 MI)

- 3,160

EMPLOYEES (3 MI)

- 50,033

MAJOR EMPLOYERS

- The University of Alabama
- DCH Regional Medical Center
- Michelin/BF Goodrich Tire Plant

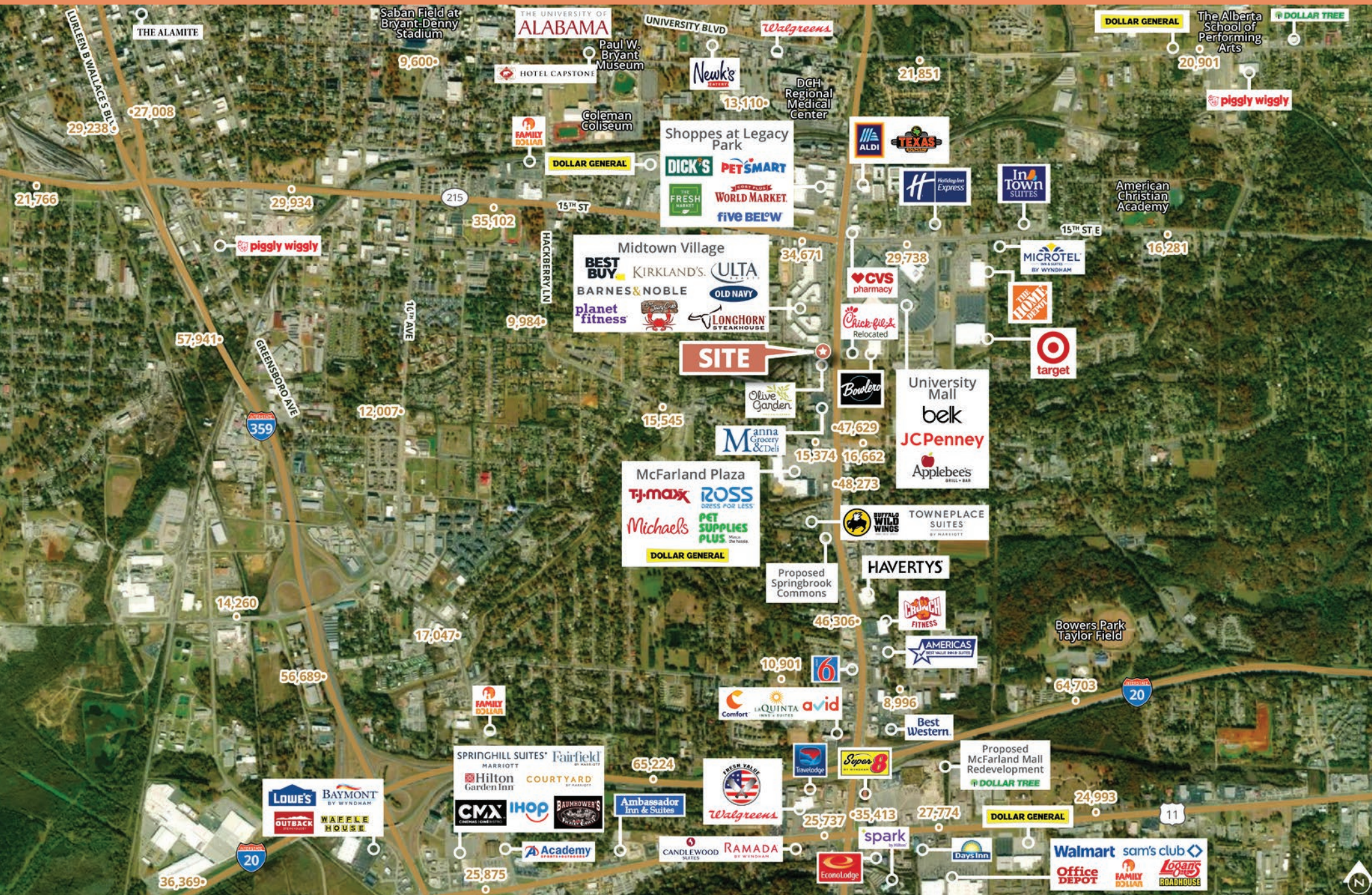
MAJOR TRAFFIC GENERATORS

- Midtown Village
- McFarland Plaza
- University Mall

AREA HOTELS (3 MI)

- 38 Hotels / 3,254 Rooms

TRADE AREA



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