



FOR SUBLEASE

Former Walgreens with Drive-Thru: ±6,750 SF

3206 15th Street | Tuscaloosa, AL

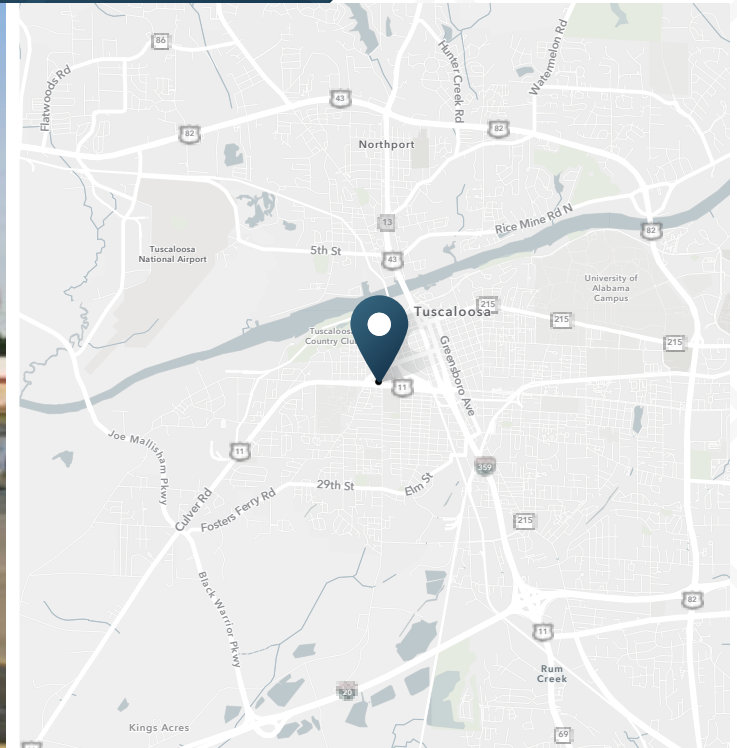


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3206 15th Street | Tuscaloosa, AL 35401



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6,750 SF

Available

\$11.50 PSF

Rate

01/01/2028

Lease Expiration

ABOUT THE PROPERTY

- 6,750 SF former Walgreens with drive-thru south of I-359 on 15th Street in Tuscaloosa, AL.
- Freestanding building nearby Mercedes-Benz Amphitheater (8,000 seat capacity; 97,900 annual visitors) and Tuscaloosa River Walk.
- Nearby The University of Alabama (40,846 enrolled Fall 2024) and Stillman College campuses.
- All offers are subject to approval by Walgreens Real Estate Committee.

TRAFFIC COUNTS

15th Street, W of Site	19,193 VPD
15th Street, E of Site	21,766 VPD
I-359, SE of Site	57,941 VPD
Lurleen B Wallace S Boulevard, NE of Site	35,481 VPD

Year: 2023 | Source: ALDOT

NEARBY



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

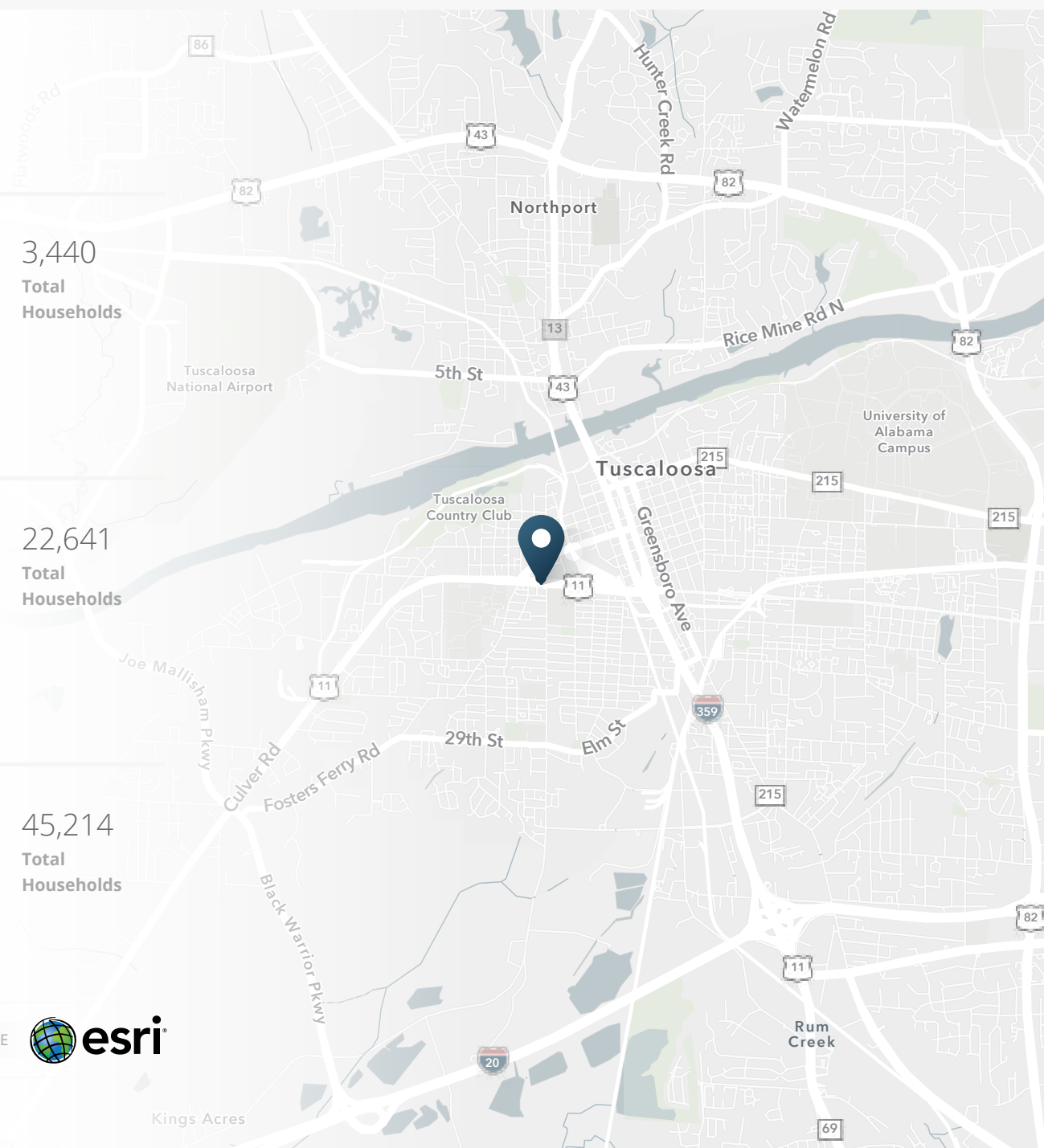
8,975 Population	17,565 Total Daytime Population	\$45,734 Average Household Income	3,440 Total Households
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3 MILES

66,742 Population	104,462 Total Daytime Population	\$57,757 Average Household Income	22,641 Total Households
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5 MILES

117,576 Population	159,971 Total Daytime Population	\$72,303 Average Household Income	45,214 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS Real Estate Partners

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