



OFFICE BUILDING FOR SALE & LEASE

1901 8TH AVE.

1901 8TH AVE, TUSCALOOSA, AL 35401

CASE MCNEILL RICHARD HENRY

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SECTION 1

PROPERTY INFORMATION



VIDEO

PROPERTY DESCRIPTION

Presenting an exclusive investment opportunity in Tuscaloosa, Alabama. This 4,166 SF office building, built in 1963 and renovated in 2023, is strategically located for commercial endeavors. The property offers versatile options for office and business usage. With ample space, it makes an ideal prospect for personalized development. Featuring seven private offices, kitchenette, conference room, large lobby and training room. Discover the potential of this well-positioned asset, perfect for enhancing your investment portfolio.

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Sale Price: | \$650,000 |
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Number of Units: | 1 |
| Available SF: | 4,166 SF |
| Lot Size: | 31,212 SF |
| Building Size: | 4,166 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 956 | 2,403 | 6,444 |
| Total Population | 1,786 | 5,313 | 17,136 |
| Average HH Income | \$43,789 | \$41,395 | \$42,006 |

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LOCATION DESCRIPTION

Located just off of the well traveled thoroughfare of 15th Street, behind Central High School. This property boasts easy access, central location, and convenience.

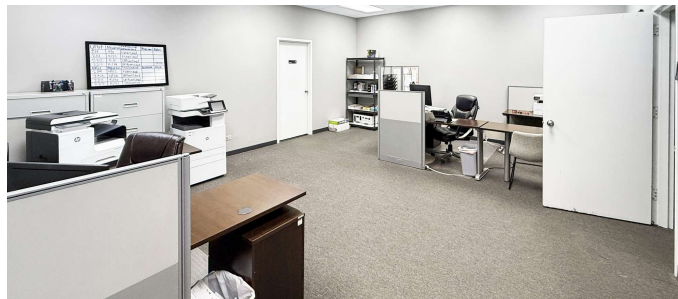
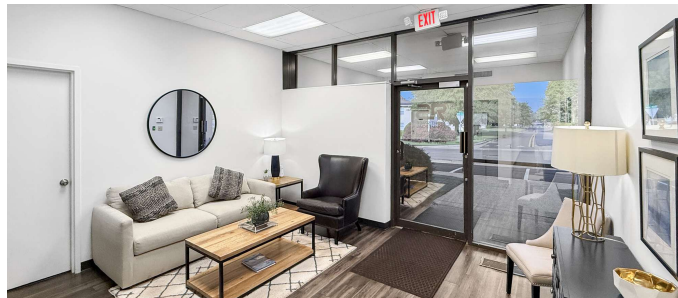
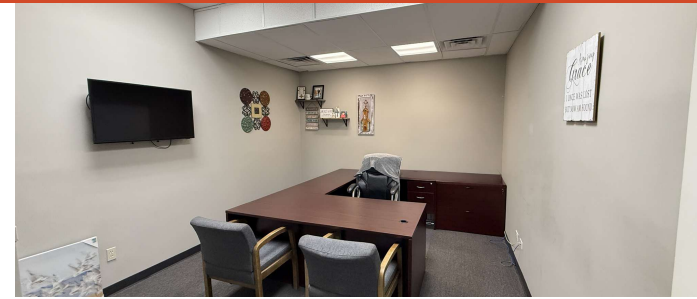
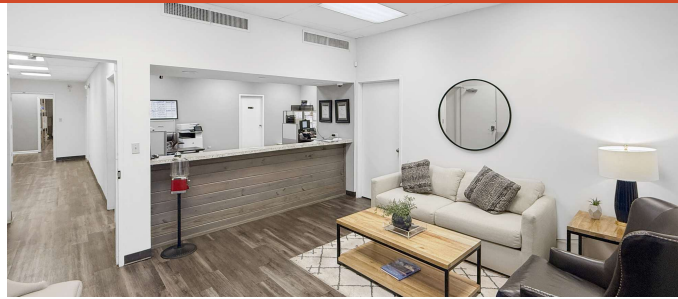
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ADDITIONAL PHOTOS

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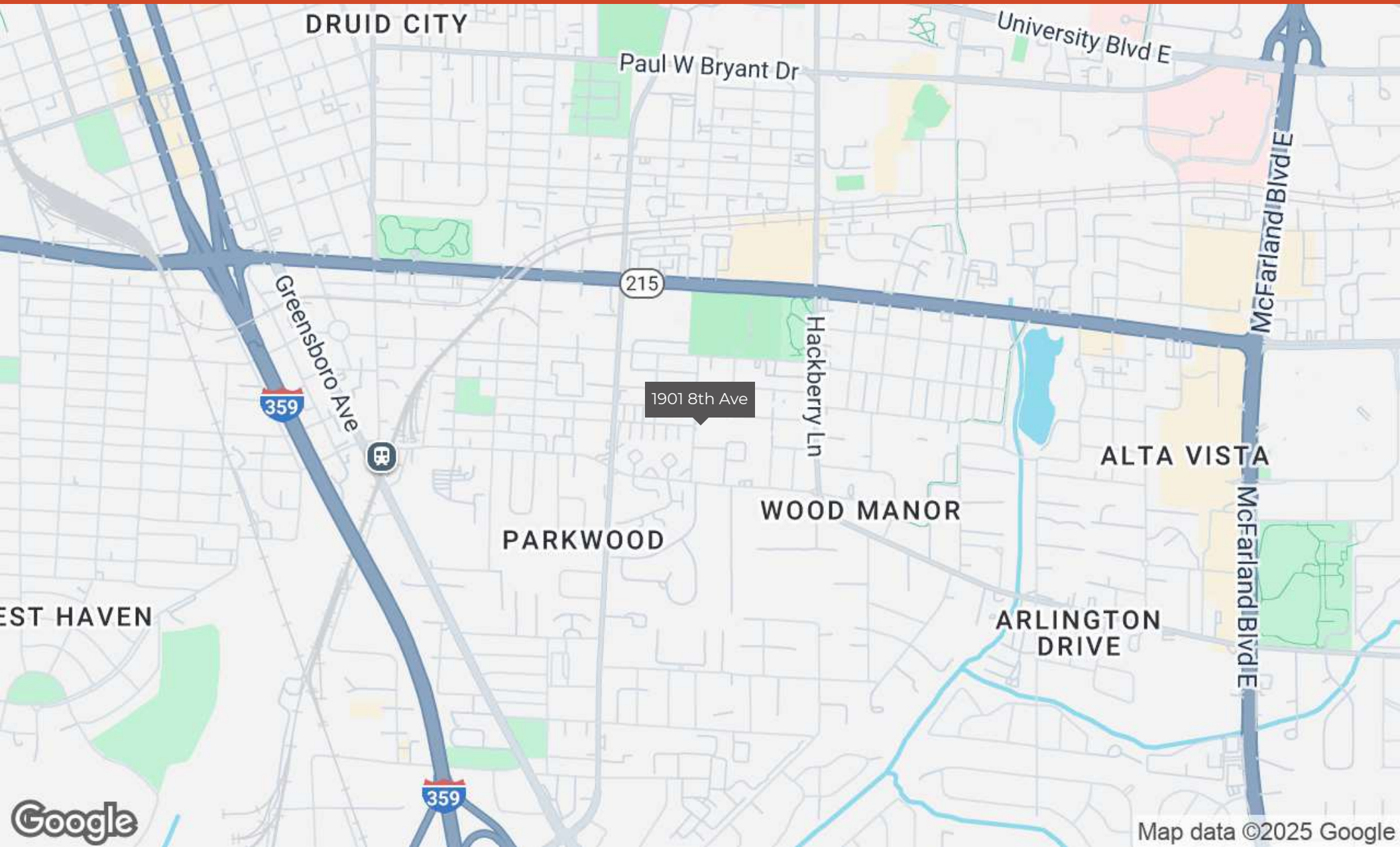
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SECTION 2

LOCATION INFORMATION



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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SECTION 3

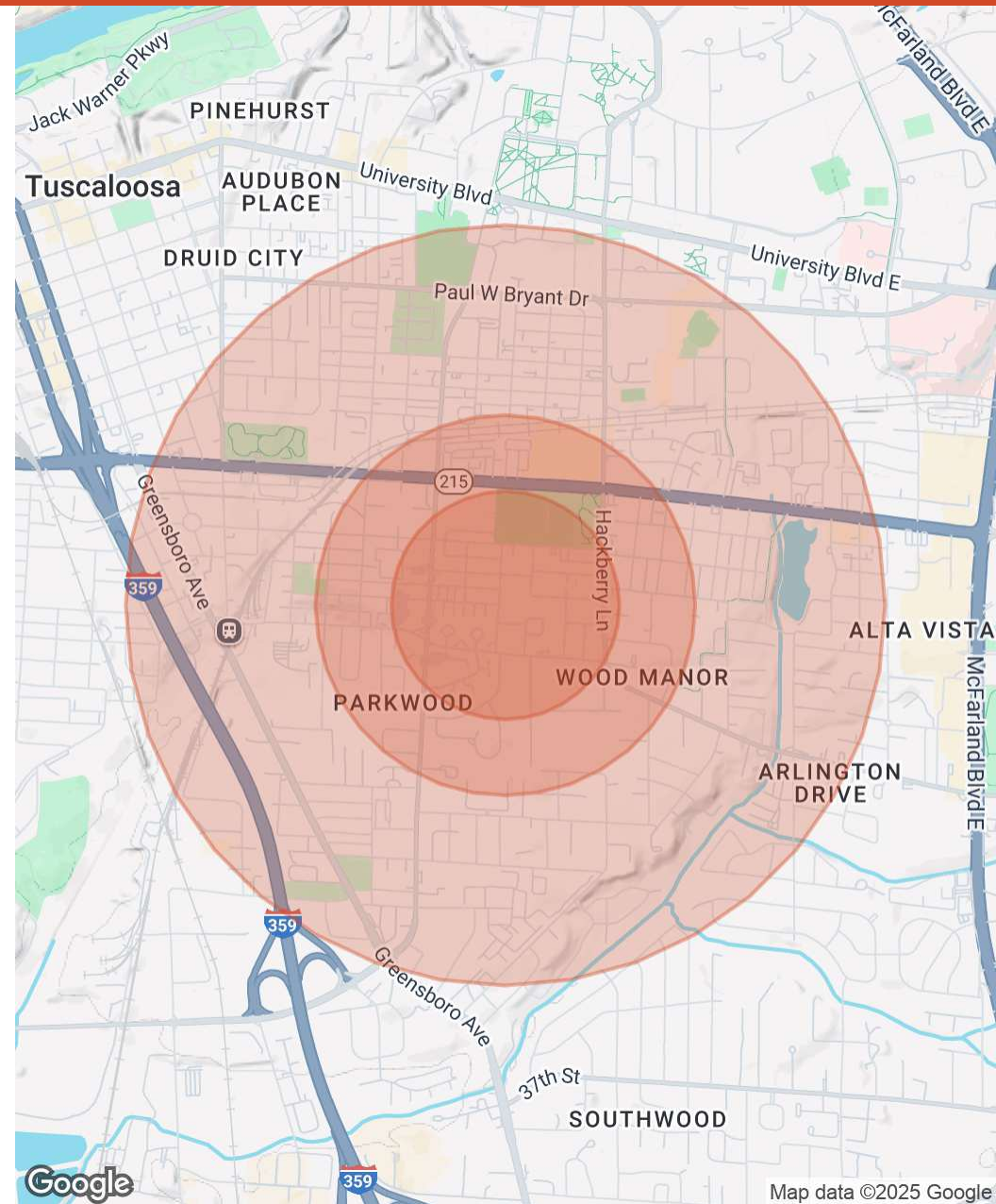
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,786 | 5,313 | 17,136 |
| Average Age | 32 | 30 | 29 |
| Average Age (Male) | 32 | 31 | 30 |
| Average Age (Female) | 32 | 30 | 29 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 956 | 2,403 | 6,444 |
| # of Persons per HH | 1.9 | 2.2 | 2.7 |
| Average HH Income | \$43,789 | \$41,395 | \$42,006 |
| Average House Value | \$206,189 | \$247,132 | \$343,118 |

Demographics data derived from AlphaMap



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SECTION 4

ADVISOR BIOS

**CASE MCNEILL**

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