



OFFICE BUILDING FOR SALE & LEASE

**1901 8TH AVE.**

1901 8TH AVE, TUSCALOOSA, AL 35401

**CASE MCNEILL   RICHARD HENRY**

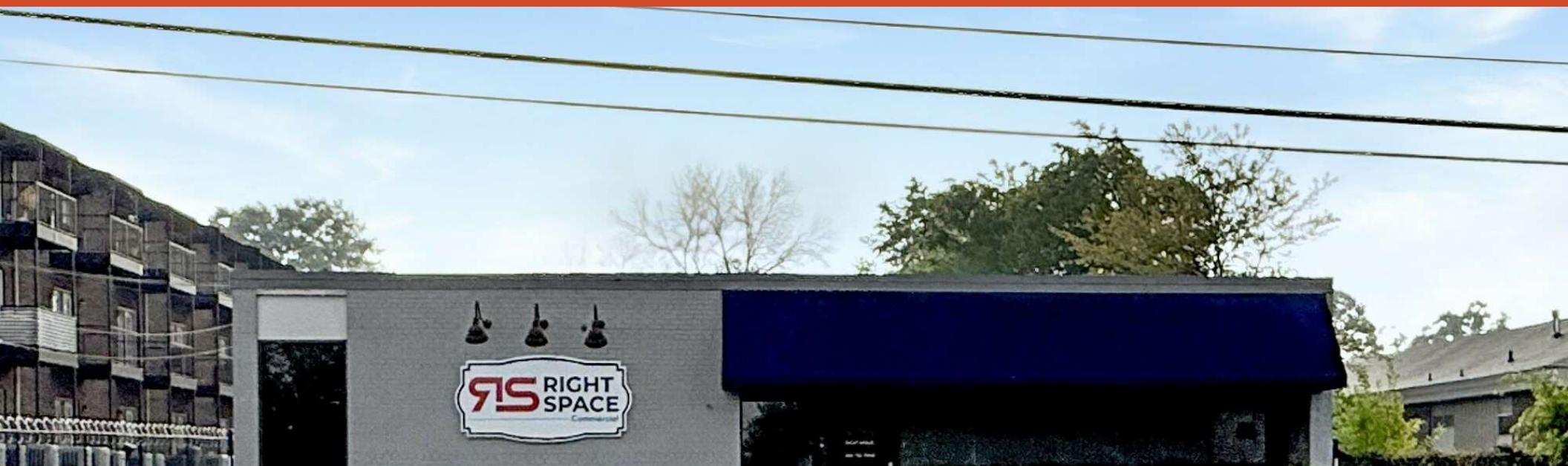
205.292.4643  
[case@rightspacecre.com](mailto:case@rightspacecre.com)  
[rightspacecre.com](http://rightspacecre.com)

205.799.8110  
[richard@rightspacecre.com](mailto:richard@rightspacecre.com)



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

**CASE MCNEILL   RICHARD HENRY**

205.292.4643  
[case@rightspacecre.com](mailto:case@rightspacecre.com)

205.799.8110  
[richard@rightspacecre.com](mailto:richard@rightspacecre.com)

# PROPERTY DESCRIPTION

4



**CASE MCNEILL   RICHARD HENRY**

205.292.4643

case@rightspacecre.com

205.799.8110

richard@rightspacecre.com

## 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.

## 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.

# ADDITIONAL PHOTOS



**CASE MCNEILL**

205.292.4643

[case@rightspacecre.com](mailto:case@rightspacecre.com)

**RICHARD HENRY**

205.799.8110

[richard@rightspacecre.com](mailto:richard@rightspacecre.com)

**RS**  
RIGHT SPACE

[rightspacecre.com](http://rightspacecre.com)

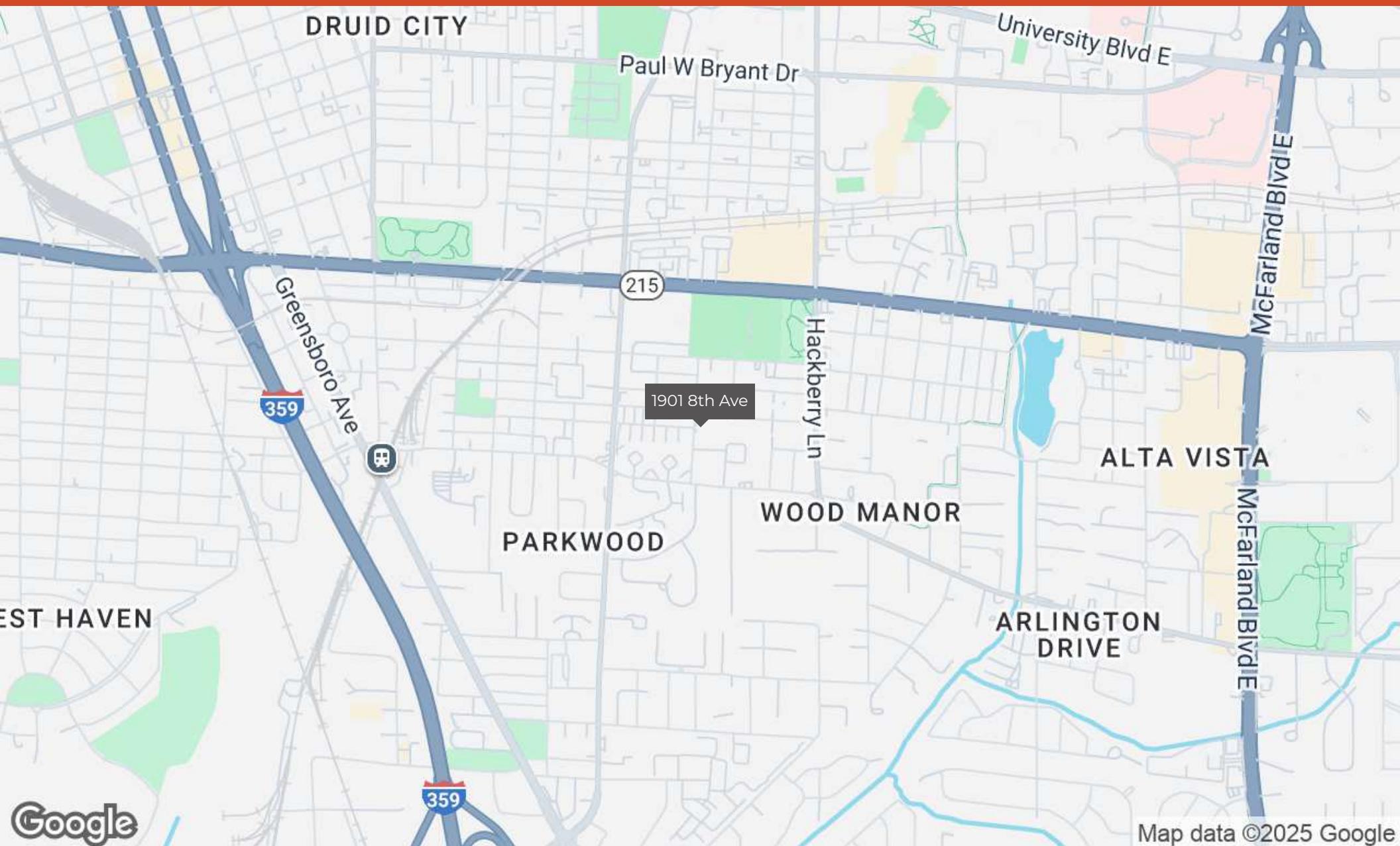


SECTION 2

# LOCATION INFORMATION

# REGIONAL MAP

7



**CASE MCNEILL**

205.292.4643

case@rightspacecre.com

**RICHARD HENRY**

205.799.8110

richard@rightspacecre.com

**RS**  
RIGHT SPACE  
rightspacecre.com



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

**CASE MCNEILL**  
205.292.4643  
[case@rightspacecre.com](mailto:case@rightspacecre.com)

**RICHARD HENRY**  
205.799.8110  
[richard@rightspacecre.com](mailto:richard@rightspacecre.com)



# RETAILER MAP

9



**CASE MCNEILL**

205.292.4643

[case@rightspacecre.com](mailto:case@rightspacecre.com)

**RICHARD HENRY**

205.799.8110

[richard@rightspacecre.com](mailto:richard@rightspacecre.com)

**RS**  
RIGHT SPACE  
[rightspacecre.com](http://rightspacecre.com)



SECTION 3

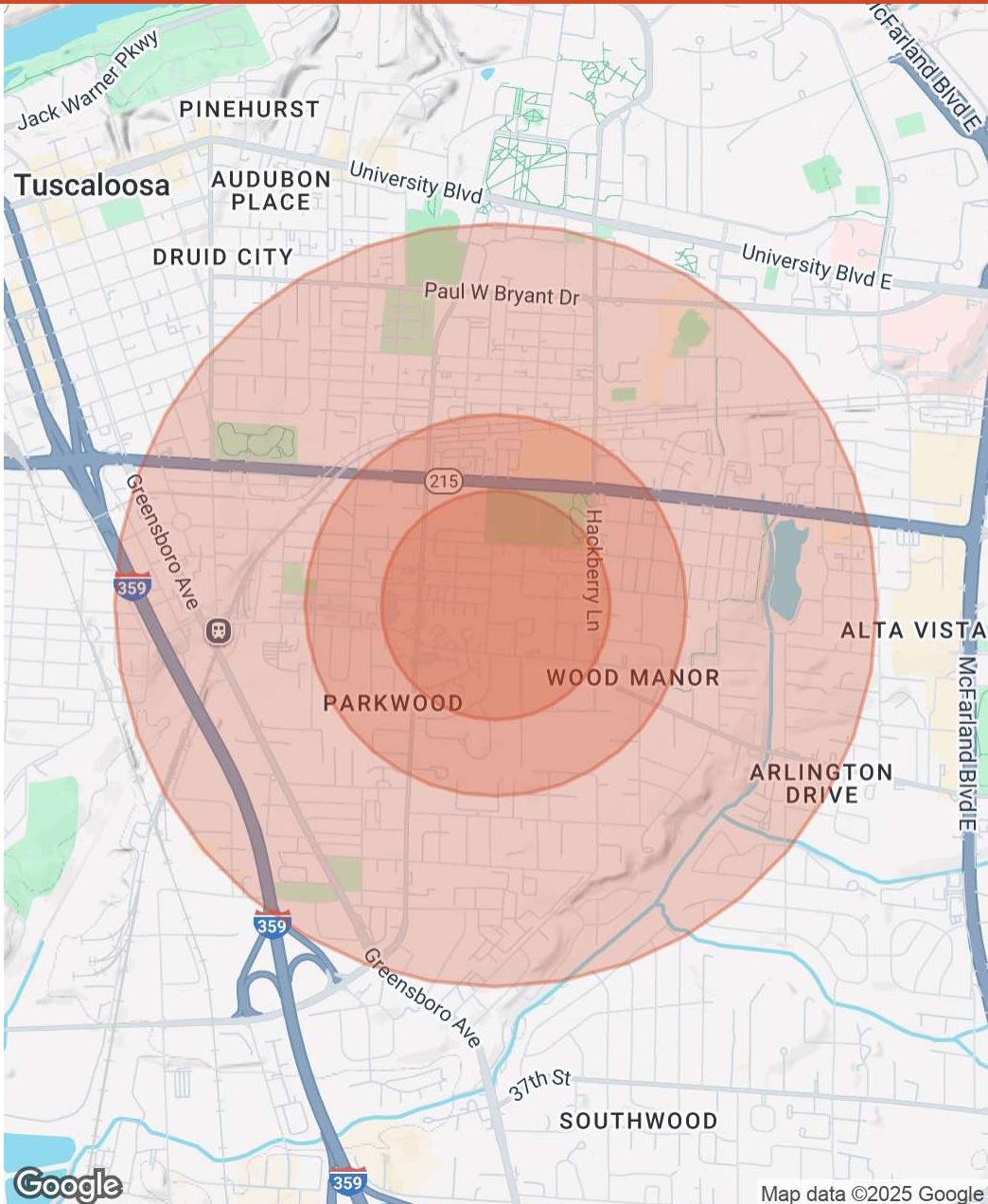
# DEMOGRAPHICS

# DEMOGRAPHICS MAP & REPORT

11

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





SECTION 4

## ADVISOR BIOS

**CASE MCNEILL**

case@rightspacecre.com  
Direct: **205.292.4643**

**Right Space**  
1901 8th Avenue  
Tuscaloosa, AL 35401  
205.292.4643

**CASE MCNEILL   RICHARD HENRY**

205.292.4643  
case@rightspacecre.com

205.799.8110  
richard@rightspacecre.com



**RICHARD HENRY**

richard@rightspacecre.com  
Direct: **205.799.8110**

**Right Space**  
1901 8th Avenue  
Tuscaloosa, AL 35401  
205.292.4643

**CASE MCNEILL   RICHARD HENRY**

205.292.4643  
case@rightspacecre.com

205.799.8110  
richard@rightspacecre.com