



The Shops at Riverfront Village

2330 Jack Warner Pkwy

Tuscaloosa, AL 35401



FOR LEASE

Property Highlights

- Available: 1,400 SF, 2,156 SF, 2,292 SF & 2,587 SF inline, vanilla shell spaces
- A Class A mixed-use development, The Shops at Riverfront Village offers 21,319 SF of retail space and 192 apartments, and neighbors Hotel Indigo, a 91-key Class A hotel near campus
- Site is adjacent to the Tuscaloosa Amphitheater as well as the Saban Center, a 100,000 SF STEM-centered community center that will include the River District Park
- Parking is available streetside with additional future parking access at the Saban Center once completed
- The University of Alabama is approximately 1-mile east and currently enrolls over 38,000 students



SQ FT
21,319



TRAFFIC
35,940 VPD



ACCESS
Highway

Demographics

	1 mile	3 mile	5 mile
Population	9,899	67,337	115,388
Households	5,352	27,185	47,258
Daytime Pop	22,232	118,576	162,197
Med HH Income	\$54,072	\$47,812	\$50,250

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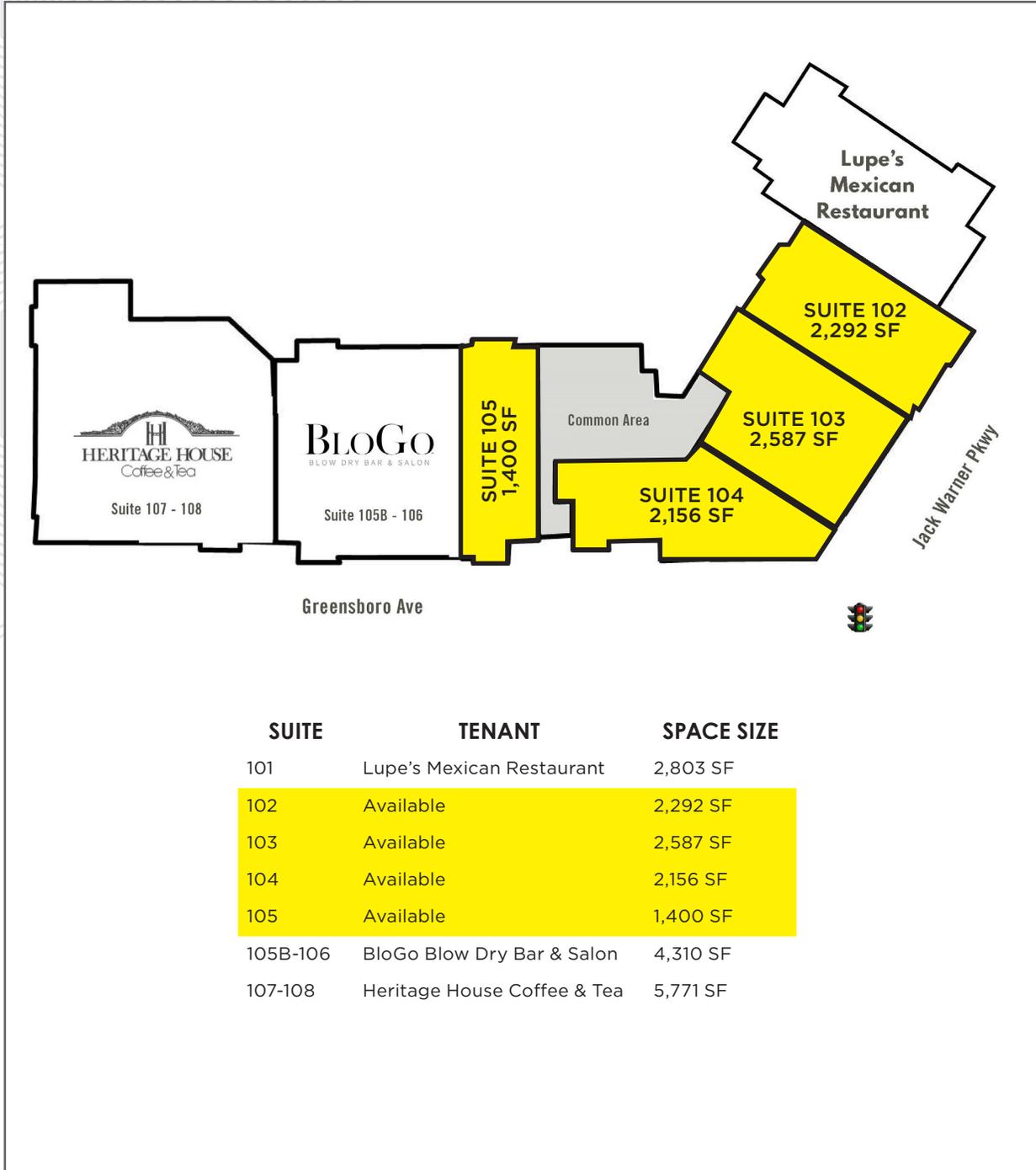


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Site Plan



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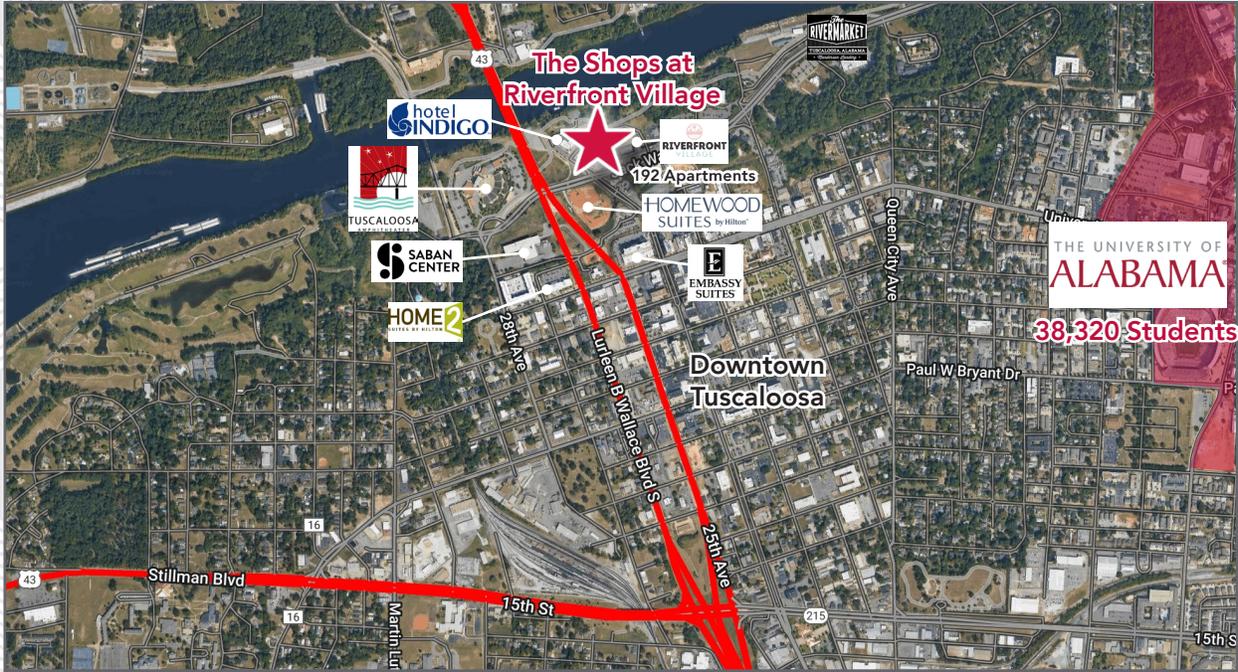


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Market Aerial



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