



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 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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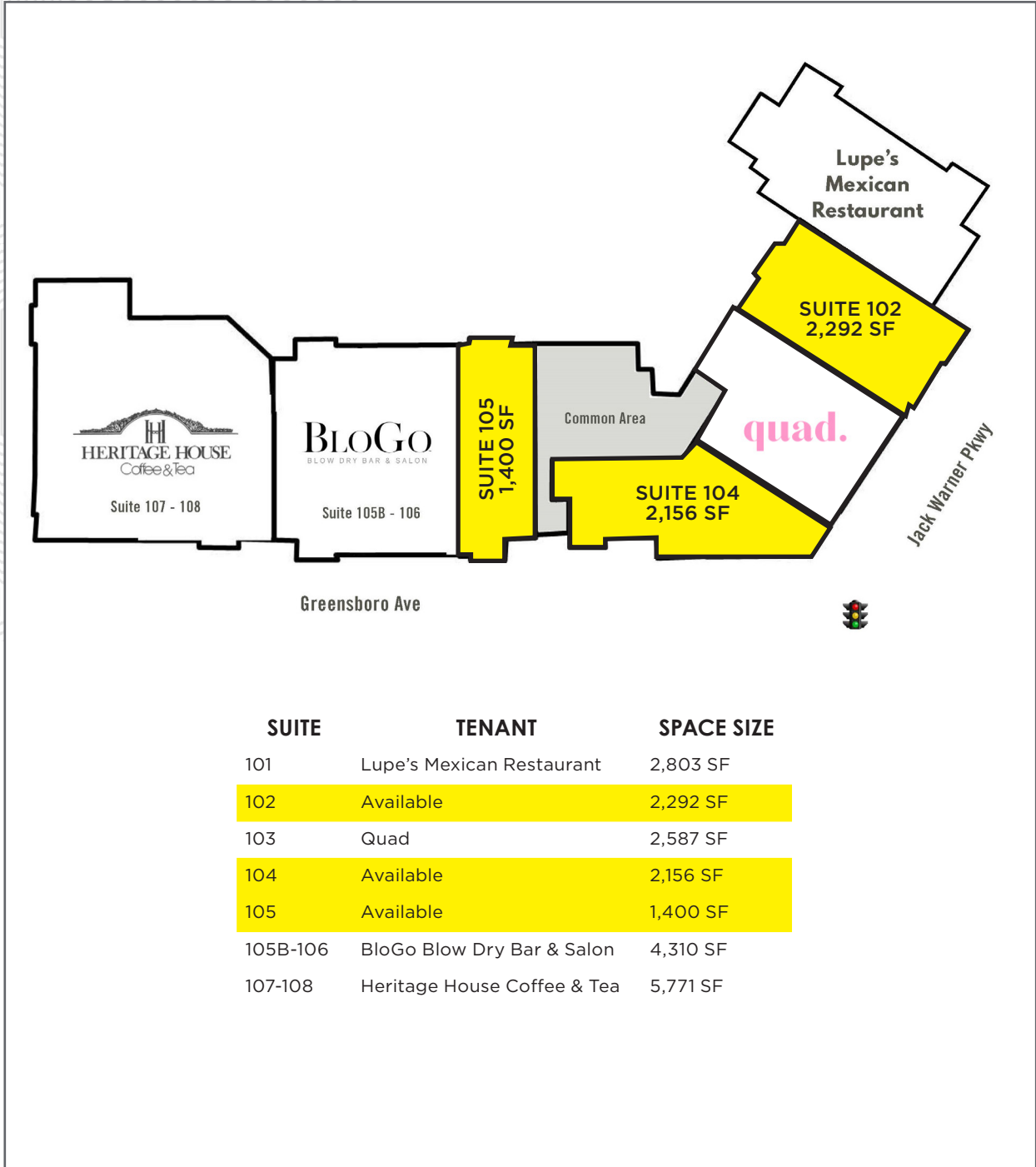


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Site Plan



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Market Aerial



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