

# PAD AVAILABLE ON MCFARLAND/82

3410 McFarland Blvd E. Tuscaloosa, AL 35405



**RETAIL PROPERTY FOR SALE & LEASE** | 0.58 Acres Available for Sale or Ground Lease

### Property Highlights

- Rare opportunity to have 150' of frontage on McFarland Blvd.
- Full access from McFarland Blvd., one of the most heavily trafficked thoroughfares in the market
- 0.4 Miles to 20/59 and 1.5 Miles to the University (15th Street and McFarland)
- The University of Alabama has approximately 38,500 Students and Growing

Demographics	3 Miles	5 Miles	10 Miles
Total Households	36,517	47,756	65,715
Total Population	64,060	117,304	165,001
Median HH Income	\$44,322	\$47,085	\$52,549
Daytime Population	105,934	176,182	214,761

### Traffic Counts

52,255 VPD

**JOE STRAUSS, CCIM**  
205.490.2831  
jstrauss@retailspecialists.com

**ALEX MCCAULEY**  
205.314.0396  
alex@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

RETAIL SPECIALISTS  
Birmingham | Atlanta  
retailspecialists.com

# PAD AVAILABLE ON MCFARLAND/82

3410 McFarland Blvd E. Tuscaloosa, AL 35405

MARKET AERIAL | FOR SALE & LEASE



**JOE STRAUSS, CCIM**  
 205.490.2831  
 jstrauss@retailspecialists.com

**ALEX MCCAULEY**  
 205.314.0396  
 alex@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

RETAIL SPECIALISTS  
 Birmingham | Atlanta  
 retailspecialists.com



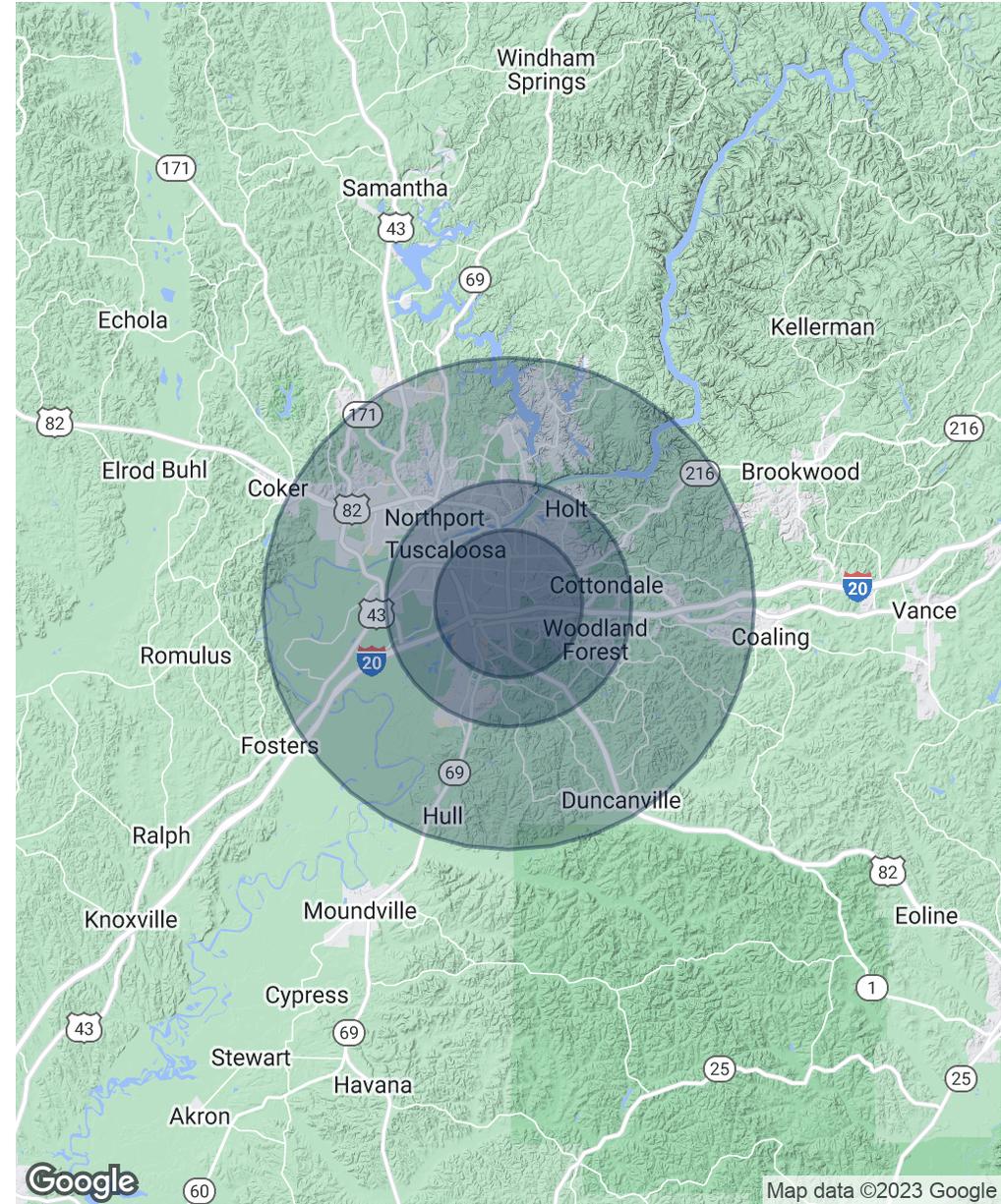
# PAD AVAILABLE ON MCFARLAND/82

3410 McFarland Blvd E. Tuscaloosa, AL 35405

DEMOGRAPHICS MAP & REPORT | FOR SALE & LEASE

Population	3 Miles	5 Miles	10 Miles
Total Population	64,060	117,304	165,001
Average Age	32.4	34.7	36.2
Daytime Population	105,934	176,182	214,761
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	36,517	47,756	65,715
# of Persons per HH	2.7	2.7	2.7
Average House Value	\$171,345	\$175,014	\$186,315
Median HH Income	\$44,322	\$47,085	\$52,549

\* Demographic data derived from SiteWise Pro



Map data ©2023 Google

**JOE STRAUSS, CCIM**  
205.490.2831  
jstrauss@retailspecialists.com

**ALEX MCCAULEY**  
205.314.0396  
alex@retailspecialists.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

RETAIL SPECIALISTS  
Birmingham | Atlanta  
retailspecialists.com



# PAD AVAILABLE ON MCFARLAND/82

3410 McFarland Blvd E. Tuscaloosa, AL 35405

CITY INFORMATION | FOR SALE & LEASE



## ECONOMIC GROWTH

The greater Tuscaloosa area's progressive business climate has attracted international attention and investment and is one of the state's fastest growing metro areas.

The University of Alabama remains the largest employer in the region while Mercedes-Benz U.S. International, Inc. is the largest private sector employer in Tuscaloosa County and the second largest automotive exporter in the United States. Healthcare also plays a significant economic role. DCH Health System has two hospitals, DCH Regional Medical Center and Northport Medical Center.

In the last five years, Tuscaloosa has experienced a 4.6% increase in labor force, 9.7% increase in employment and 2.7% unemployment rate in 2019.

## Tuscaloosa

- 5th in Best Cities for Work-Life Balance (NerdWallet)
- 49th Best Small Places for Business and Careers (Forbes)
- 22nd in Terms of Small-City Grown (WalletHub.com)
- 118th in Cost of Doing Business (Forbes)

**JOE STRAUSS, CCIM**

205.490.2831  
jstrauss@retailspecialists.com

**ALEX MCCAULEY**

205.314.0396  
alex@retailspecialists.com

*No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.*

RETAIL SPECIALISTS  
Birmingham | Atlanta  
retailspecialists.com

