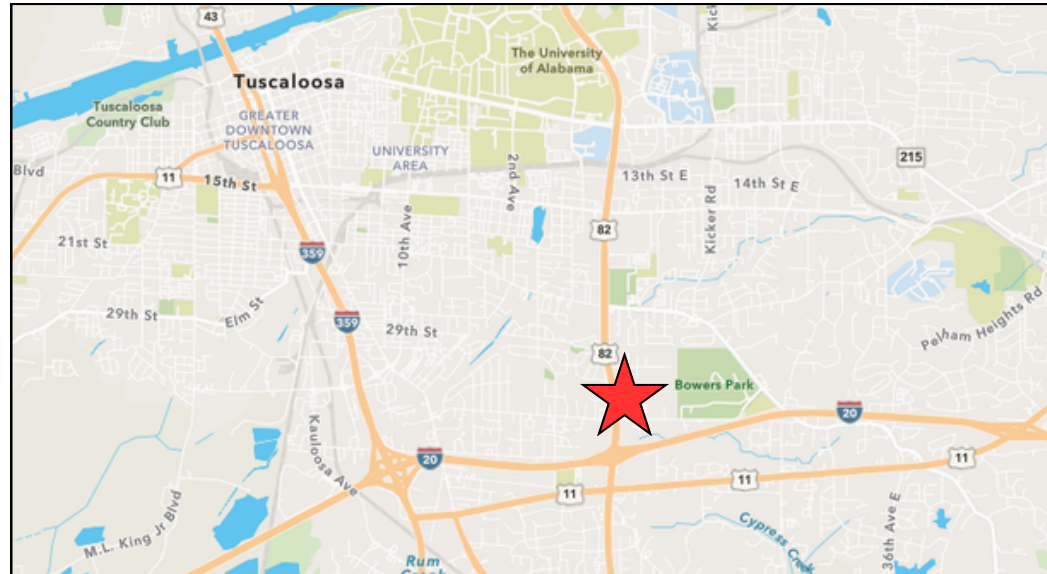


3517 McFarland Blvd E

TUSCALOOSA, AL 35405

FOR SALE/GROUND LEASE



SUMMARY

SALE PRICE	\$1,299,000
LEASE RATE	\$80,000/yr
BUILDING SF	2,854 SF
LOT SIZE	± 0.43 AC
ZONING	GC (GENERAL COMMERCIAL)

HIGHLIGHTS

- **Strong Retail & Restaurant Synergy** | Nearby retailers Chick-fil-A, Popeyes, Applebee's, Long Horn Steakhouse, Five Guys, Chipotle, Wingstop, Crunch Fitness, Buffalo Wild Wing, Mavis Tires & more.
- **Near The University of Alabama** | Located within the University of Alabama's major retail and activity corridor, benefiting from a large student population(+42,000), faculty/staff (+2,000), visitors and significant event-driven traffic.
- **Growing Hospitality Presence** | Multiple hotels are located along the McFarland Boulevard corridor, serving University visitors, business travelers, sporting events and interstate travelers.
- **Highly Accessible Location** | Convenient access to I-20/I-59, I-359 and U.S. Highway 82/McFarland Boulevard provides strong regional connectivity and ease of access for both local and interstate traffic.
- **Positioned for Continued Growth** | Ongoing investment and redevelopment throughout the McFarland Boulevard corridor, including major retail redevelopment projects, continue to reinforce the area as one of Tuscaloosa's key commercial destinations.
- Daytime population of 9,422 within 1 mile radius (Esri 2026.)
- **± 0.3 miles from I-20**
- Traffic counts of **± 44,790 AADT** McFarland Blvd E
- Traffic counts of **± 67,046 AADT** Interstate 20

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,297	60,616	120,173
AVG HH INCOME	\$58,328	\$67,177	\$77,335
HOUSEHOLDS	3,896	26,167	49,571

WATKINS JOHNSTON IV

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MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104

334.262.1952 moorecompanyrealty.com

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PHOTOS



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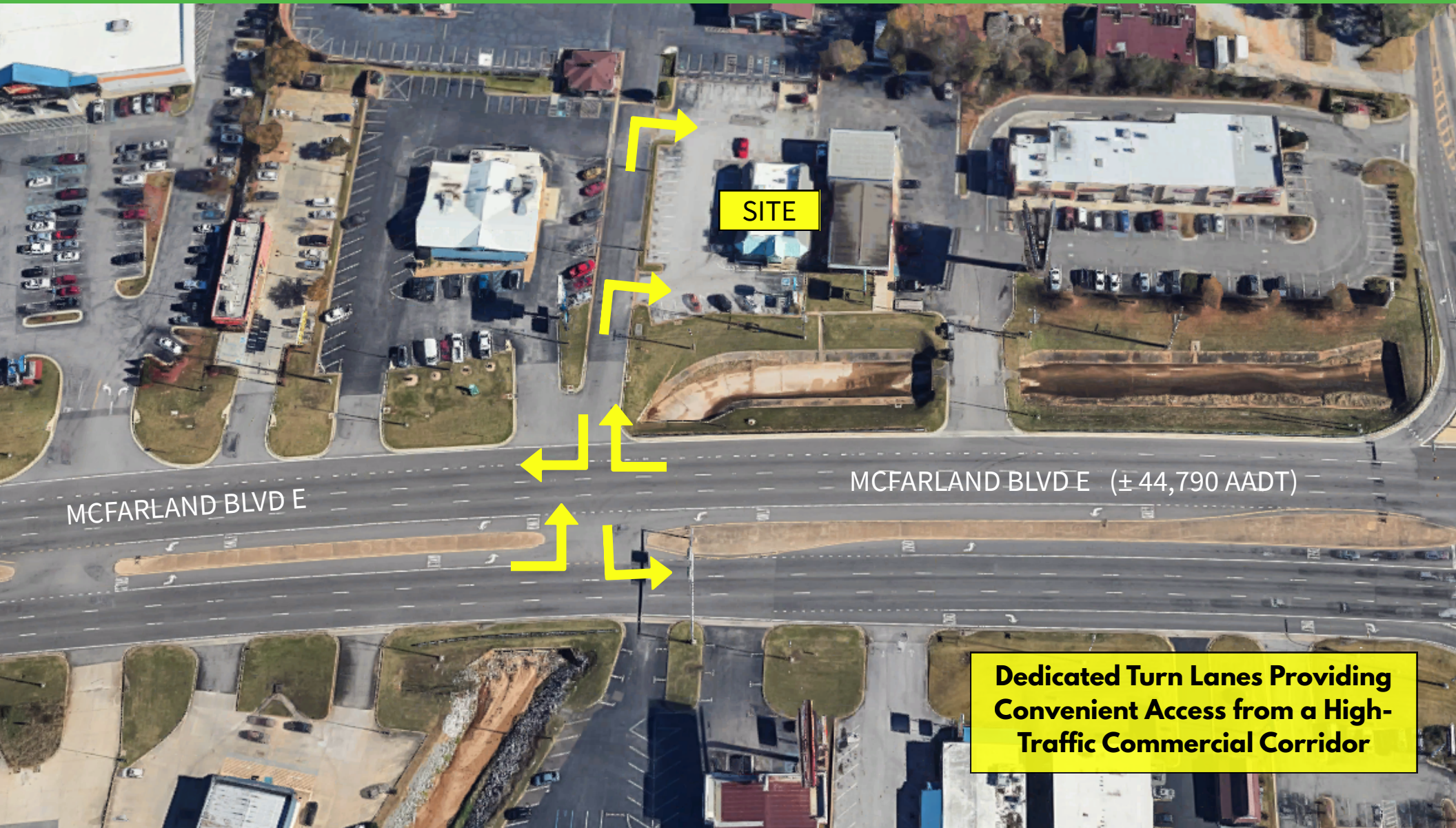
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AERIAL



**Dedicated Turn Lanes Providing
Convenient Access from a High-
Traffic Commercial Corridor**

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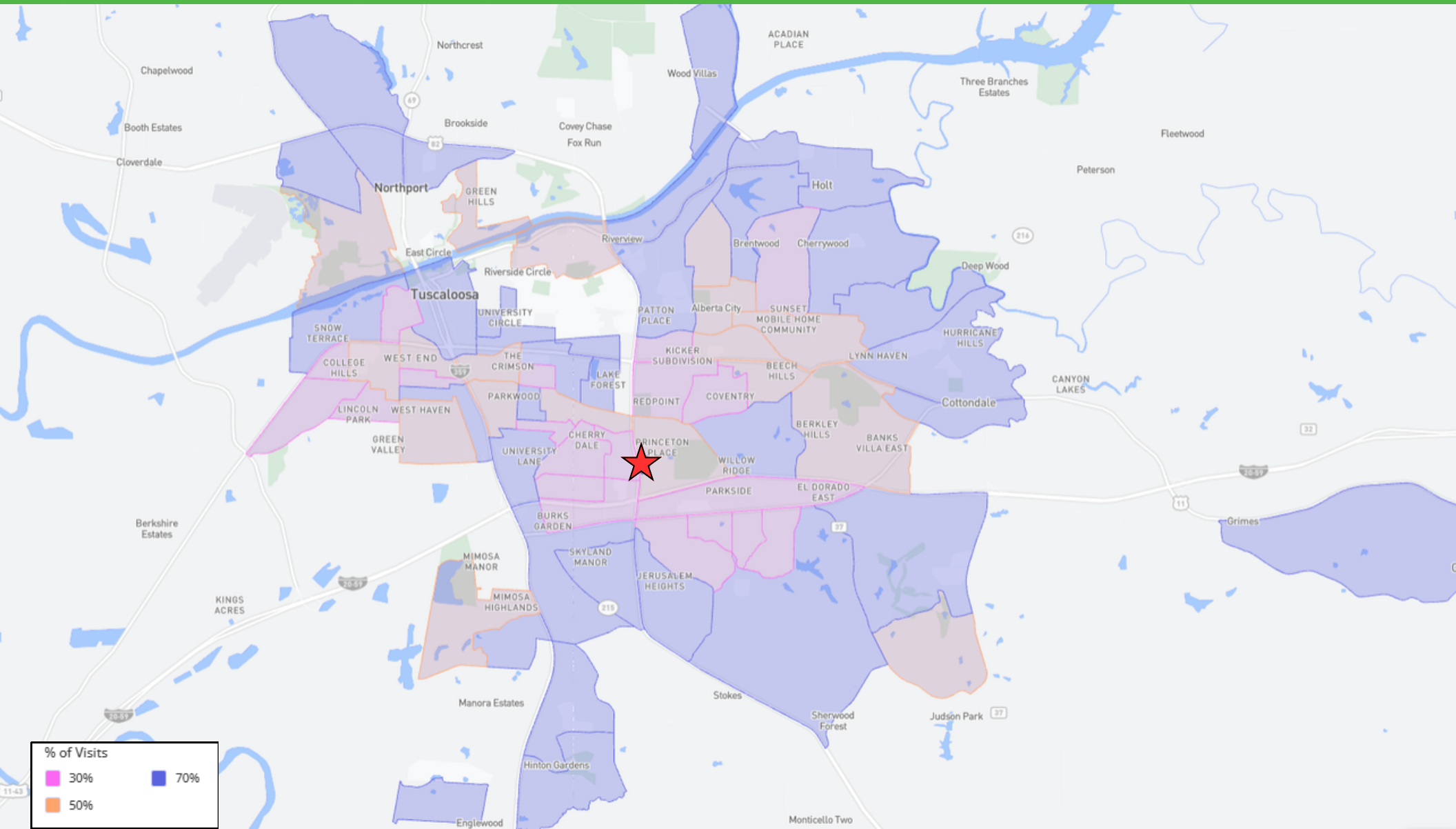
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TRADE AREA MAP



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RETAIL MAP



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