

# 5550 MCFARLAND BLVD

Northport, AL



High-Visibility 34,433-SF Center  
in the Growing Northport/Tuscaloosa Market

OFFERING MEMORANDUM



COLLEGE CITY REALTY.com  
Property Management and Sales

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# TABLE OF CONTENTS

Executive Summary	3
Site Plan	4
Market Aerial	5
Photos	6
Contact	7

# EXECUTIVE SUMMARY

**5550 McFarland Blvd** offers prime retail leasing opportunities in a highly visible 34,433-square-foot center located in the heart of the growing Northport/Tuscaloosa market. Positioned along a major commercial corridor, this property provides exceptional exposure and accessibility for retail, medical, or service-oriented tenants seeking a strategic footprint in a thriving, high-traffic area.

With flexible suite sizes available and strong surrounding economic drivers, 5550 McFarland Blvd is perfectly positioned to help your business capture the area's steady consumer demand.

## LEASING HIGHLIGHTS

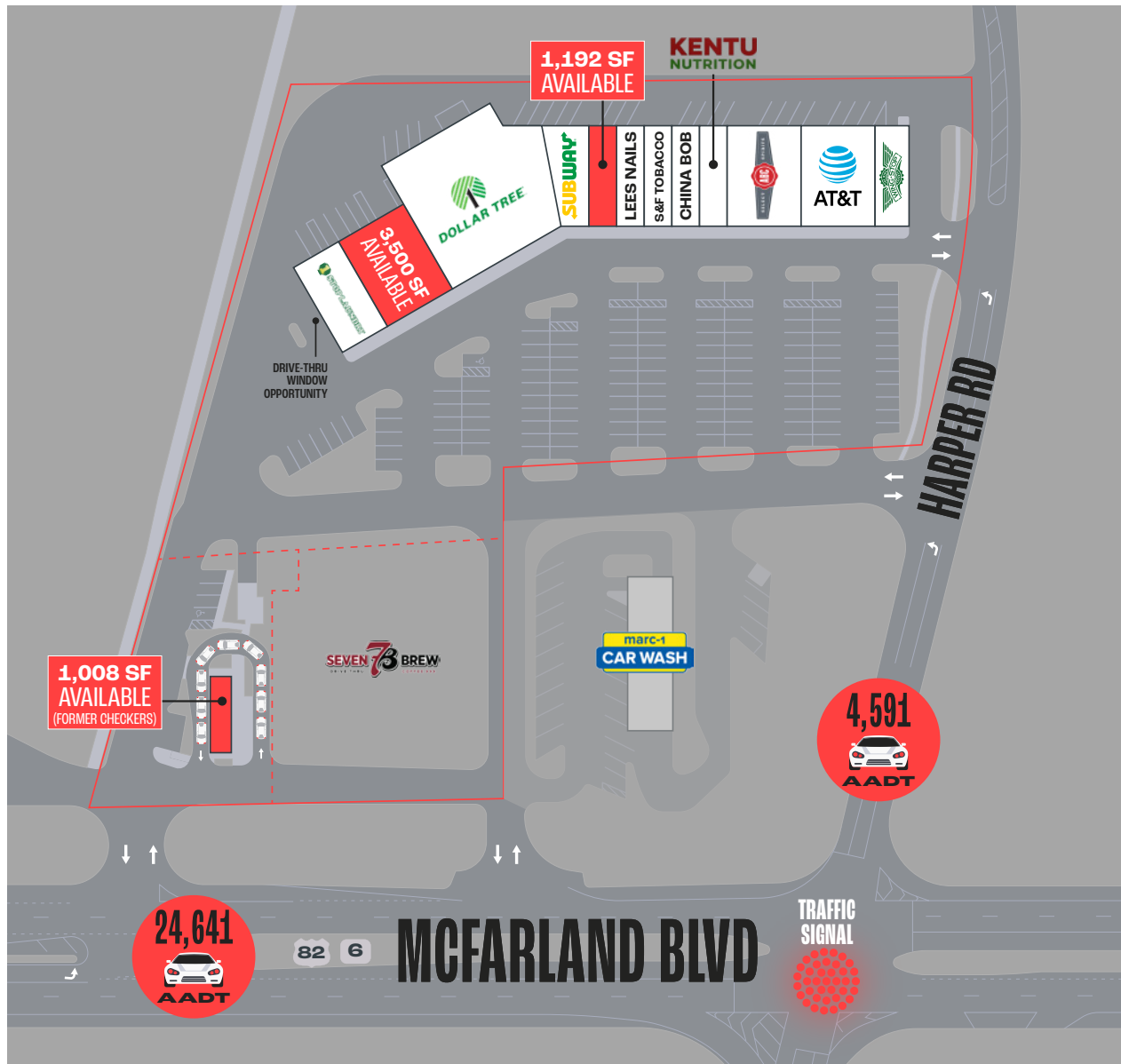
- » **Available Space:** 1,192 SF – 3,500 SF (Flexible configurations)
- » **Lease Rate:** \$25.00 – \$33.00 SF/YR
- » **Center Size:** 34,433 SF Total (Situated on 3.13 Acres)
- » **Zoning:** C-6 (Commercial)
- » **Visibility & Access:** Prominent frontage on McFarland Blvd with excellent signage opportunities and multiple points of ingress/egress.

## MARKET & DEMOGRAPHICS

- » **Captive Audience:** Serves a growing population of over 81,300 residents within a 5-mile radius.
- » **Strong Purchasing Power:** Average household income of \$67,382 within a 3-mile radius.
- » **Regional Drivers:** Ideally situated to capture daily traffic from established residential neighborhoods, local industry, and proximity to the University of Alabama.



# SITE PLAN



# MARKET AERIAL



Aerial by:  
SUBJECT  
RUNNER  
Imagery:  
Google Earth

# PHOTOS





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