

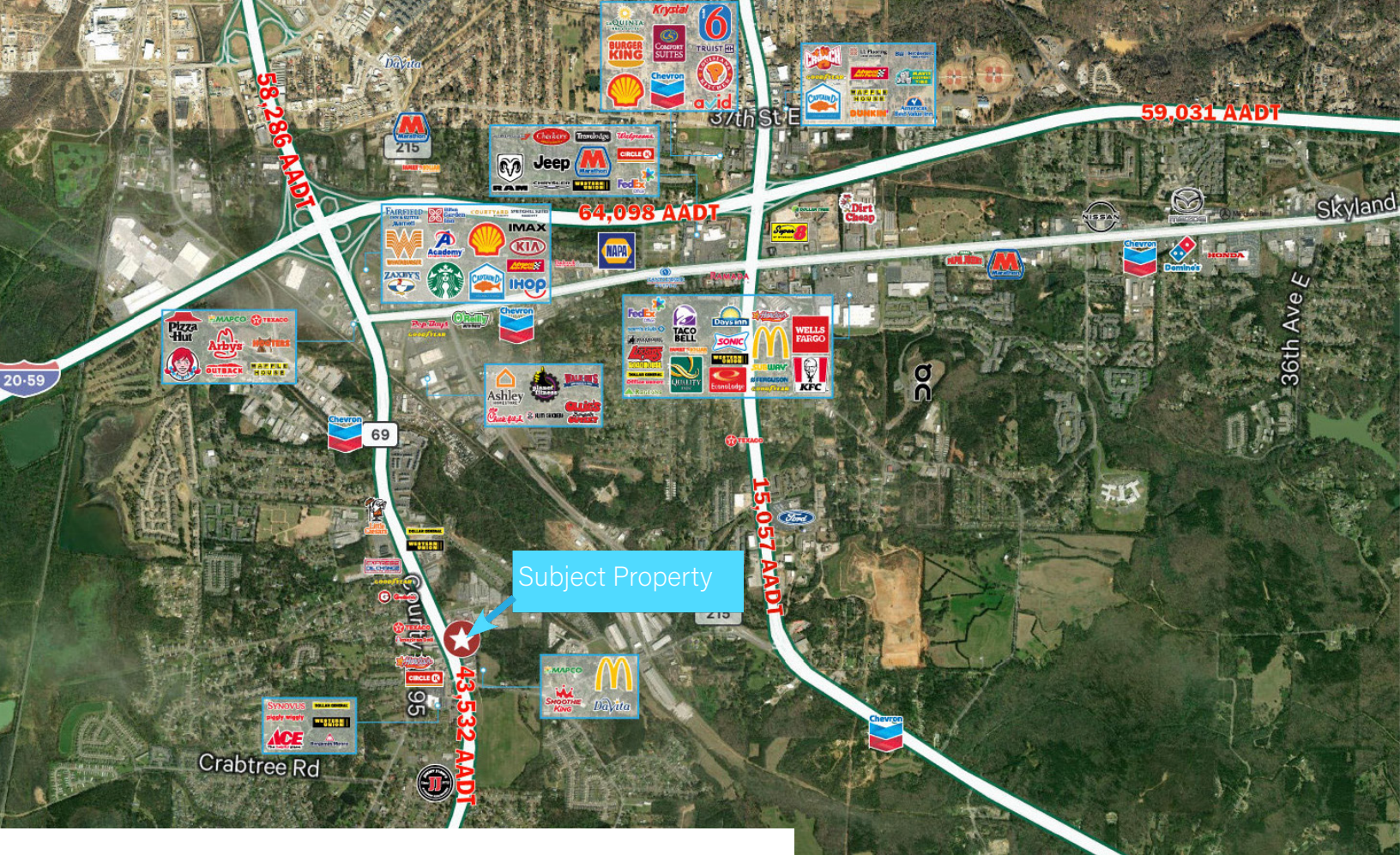
PREMIER SALE/LEASE OPPORTUNITY AT

FORMER RESTAURANT

6601 Highway 69 South | Tuscaloosa, AL 35405



**3,534 SF Located near The University of
Over 43,000 VPD
Alabama**



Former Fast Food

Located on highly traveled AL-Highway 69 with over 43,000 VPD next to the Buffalo Rock Distribution Center in Tuscaloosa, AL with easy access via two entrance/exit ways.

PROPERTY DETAILS

- Total Available Space: 3,534 SF
- Lease Rate: \$100,000 Annually
- Purchase Price: \$1,900,000
- Nearby Retailers Includes Publix, Dollar General, CVS, Walgreens, Ashley Home Store, Lowe's and more.
- Available: Immediately
- Less than 7 minutes from Shelton State Community College and 11 minutes from The University of Alabama

LOCATION OVERVIEW

Tuscaloosa is the local focus of industry, commerce, healthcare, and education for the West Alabama region. With an estimated population of over 110,000 in 2022, Tuscaloosa is the 5th largest city in Alabama. Located in the heart of West Alabama, Tuscaloosa has a dynamic community with adequate learning experience.

REGIONAL HUB

The city is located about an hour southwest of Birmingham, situated along the banks of the Black Warrior River in west-central Alabama. It is conveniently located inside a few hours' drive of Gulf Coast beaches and the major cities of Atlanta, Memphis, Nashville and New Orleans making it an incredible base for developing better familiarity with the South's contributions. The city has attracted worldwide attention and investment from Mercedes-Benz as it built its first automotive assembly plant in North America in Tuscaloosa County.



Downtown Tuscaloosa

EDUCATIONAL HUB

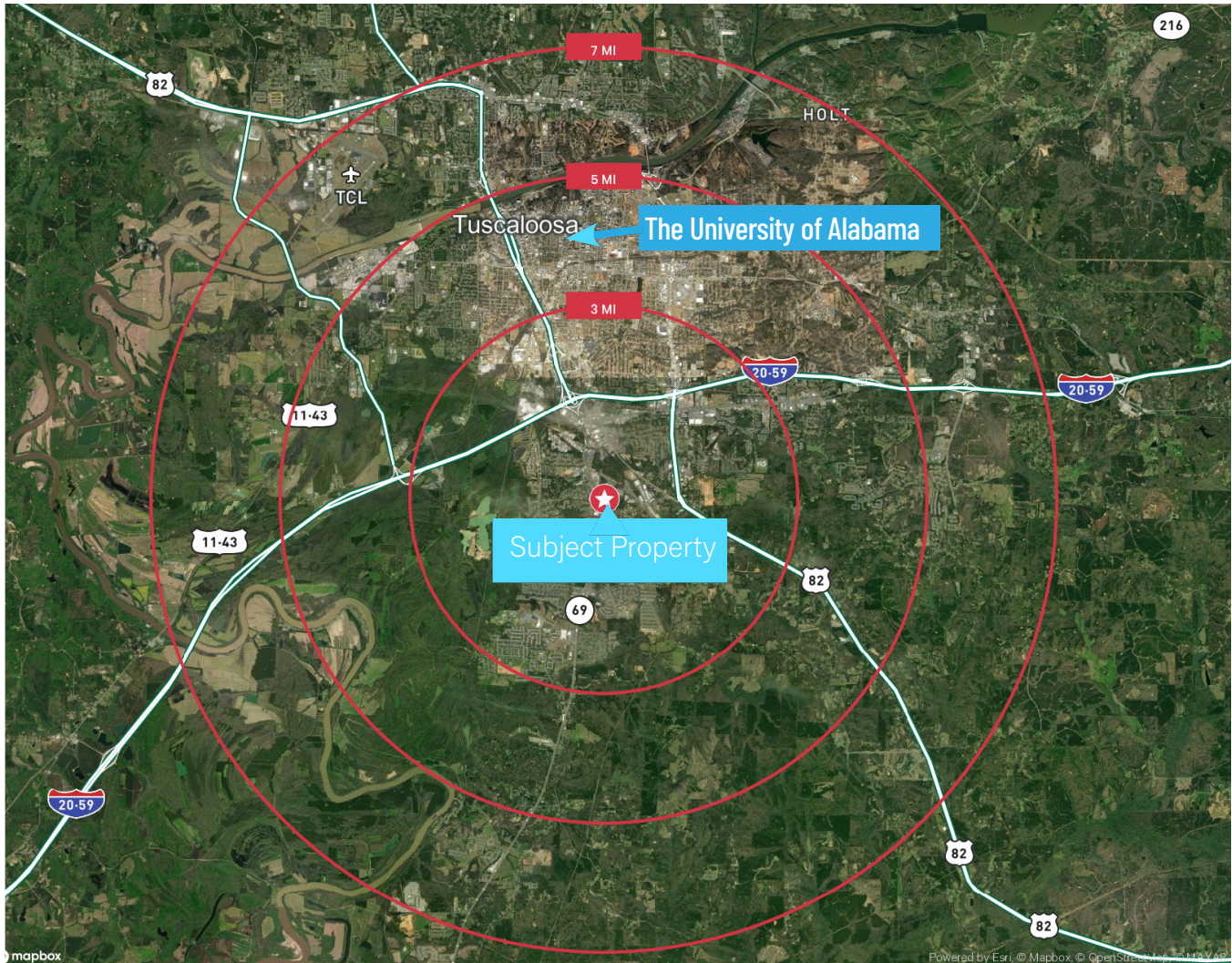
Tuscaloosa is the home of The University of Alabama, Stillman College, and Shelton State Community College. The University of Alabama currently enrolls over 38,000 students with a statewide impact of \$2.7 billion. The University of Alabama remains the dominant economic and cultural engine in the city. Stillman College, a private historically Black liberal arts institution, is located on a 105-acre campus in Tuscaloosa. Shelton State is one of the largest community colleges in the state with approximately 7,000 students enrolled.



The University of Alabama

DEMOGRAPHICS MAP

TUSCALOOSA



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	37,549	98,592	138,795
Daytime Population	38,723	124,702	168,364
Average Household Size	2.24	2.19	2.23
Average Household Income	\$75,633	\$69,772	\$76,438
Median Age	33.2	29.2	31.2

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PLEASE CONTACT:

JAKE PARKER

Associate

C +1 334 782 4996

Jake.Parker@cbre.com

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