

2701 LURLEEN B WALLACE BLVD

Northport, AL 35476

RESTAURANT SPACE
FOR LEASE





PROPERTY OVERVIEW

Highlights

- Freestanding $\pm 2,035$ SF restaurant building
- High-visibility corner location
- More than 43,000 vehicles per day
- Existing restaurant infrastructure
- 33 on-site parking spaces
- Building and freestanding signage

2701 Lurleen B Wallace Blvd is a **freestanding restaurant** property located at the corner of Lurleen B Wallace Blvd and 27th Street in Northport. Positioned just north of the bridge into Tuscaloosa, the property offers strong visibility along a heavily traveled route connecting the two cities.

The **$\pm 2,035$ SF** building sits on approximately 0.51 acres and includes an existing restaurant layout with dining, service, kitchen, prep, and utility areas. Additional features include an **existing vent hood and grease trap, 33 parking spaces, two curb cuts, approximately 100 feet of road frontage**, and opportunities for both building-mounted and freestanding signage.

Property Specs

Property Type

Freestanding Restaurant

Total Building Size

$\pm 2,035$ SF

Lot Size

± 0.51 Acres

Road Traffic

43,000 VPD

Parking

33 Spaces

Lease Type

NNN

Lease Term

36-60 Months

Tenancy

Single Tenant

FOR LEASE

\$5,250 / Month NNN

Property Photos



Available Space

Freestanding Building | ±2,035 SF

\$5,250 / Month NNN

Available Immediately

The available building offers approximately 2,035 SF of freestanding restaurant space with an existing front- and back-of-house layout. The customer-facing portion includes an open dining area, storefront windows, a service counter, and two restrooms.

The back-of-house area includes an existing kitchen hood, service pass-through, floor drains, plumbing connections, prep areas, and utility space. The building requires renovation, giving a new operator the opportunity to update the interior, kitchen configuration, finishes, and branding for their restaurant concept.

The space may accommodate a full-service restaurant, quick-service concept, cafe, takeout operation, or other food and beverage use, subject to zoning and approval.

Space Highlights

- **Freestanding ±2,035 SF building**
- **Open dining room layout**
- **Existing service counter**
- **Kitchen hood and pass-through**
- **Prep and utility areas**
- **Two customer restrooms**
- **Existing vent hood and grease trap**
- **43,000 vehicles per day along corridor**
- **Available immediately**

LOCATION & ACCESS

Northport, Alabama



Location Overview

Located at the corner of Lurleen B Wallace Blvd and 27th Street, the property occupies a visible position along one of the primary routes connecting Northport and Tuscaloosa. The site is situated just north of the bridge into downtown Tuscaloosa and benefits from reported traffic of **more than 43,000 vehicles per day**.

The property offers approximately **100 feet of frontage** along Lurleen B Wallace Blvd, **two curb cuts**, and **33 on-site parking** spaces. Its central location provides convenient access to downtown Northport, downtown Tuscaloosa, nearby residential neighborhoods, and surrounding commercial activity.

Need a New Space for Your Business?

Call today to see if this space or one of our other properties can work for you!



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