

SKYLINE PLAZA

Tuscaloosa, AL 35404

Lease Rate:
\$10 / SF / YR NNN

RETAIL SPACE
FOR LEASE





PROPERTY OVERVIEW

Highlights

- Established East Tuscaloosa shopping center
- ±571 feet of University Boulevard frontage
- Approximately 235 shared parking spaces
- Two curb cuts for convenient access
- Signage opportunities

Skyline Plaza is an established multi-tenant shopping center located along **University Boulevard E in East Tuscaloosa**. The approximately 50,878 SF center offers strong road visibility, convenient access, and a large shared parking field within an active commercial corridor.

Situated on approximately 3.91 acres, the property features approximately **571 feet of road frontage**, two curb cuts, and opportunities for both building-mounted and freestanding signage. The center's straightforward layout and prominent storefronts provide an accessible setting for retailers, service providers, and other customer-facing businesses.

Property Specs

Property Type

Shopping Center

Total Building Size

50,878 SF

Available Space

±6,000 SF

Available Units

1

Parking

~235 Shared Spaces

Lease Type

NNN

Lease Term

36-60 Months

Tenancy

Multi-Tenant

FOR LEASE

\$10 / SF / YR

Property Photos



Available Space

Suite E | ±6,000 SF

\$10 / SF / YR NNN

Available Immediately

Suite E offers approximately **6,000 SF** of in-line commercial space with a large, open floor plan. The suite features approximately **12-foot ceilings**, storefront windows, double-door entry, heating and air conditioning, existing service counters, and two restrooms.

The open interior provides room for customer-facing areas, displays, work areas, or administrative functions within one contiguous space. Potential uses may include retail, showroom, professional service, studio, office-oriented, or other commercial concepts, subject to zoning and approval.

Suite Highlights

- Open in-line commercial layout
- Approximately 12-foot ceilings
- Storefront windows and double-door entry
- Heated and air-conditioned
- Existing counters and two restrooms
- Building and freestanding signage



Tenant Mix

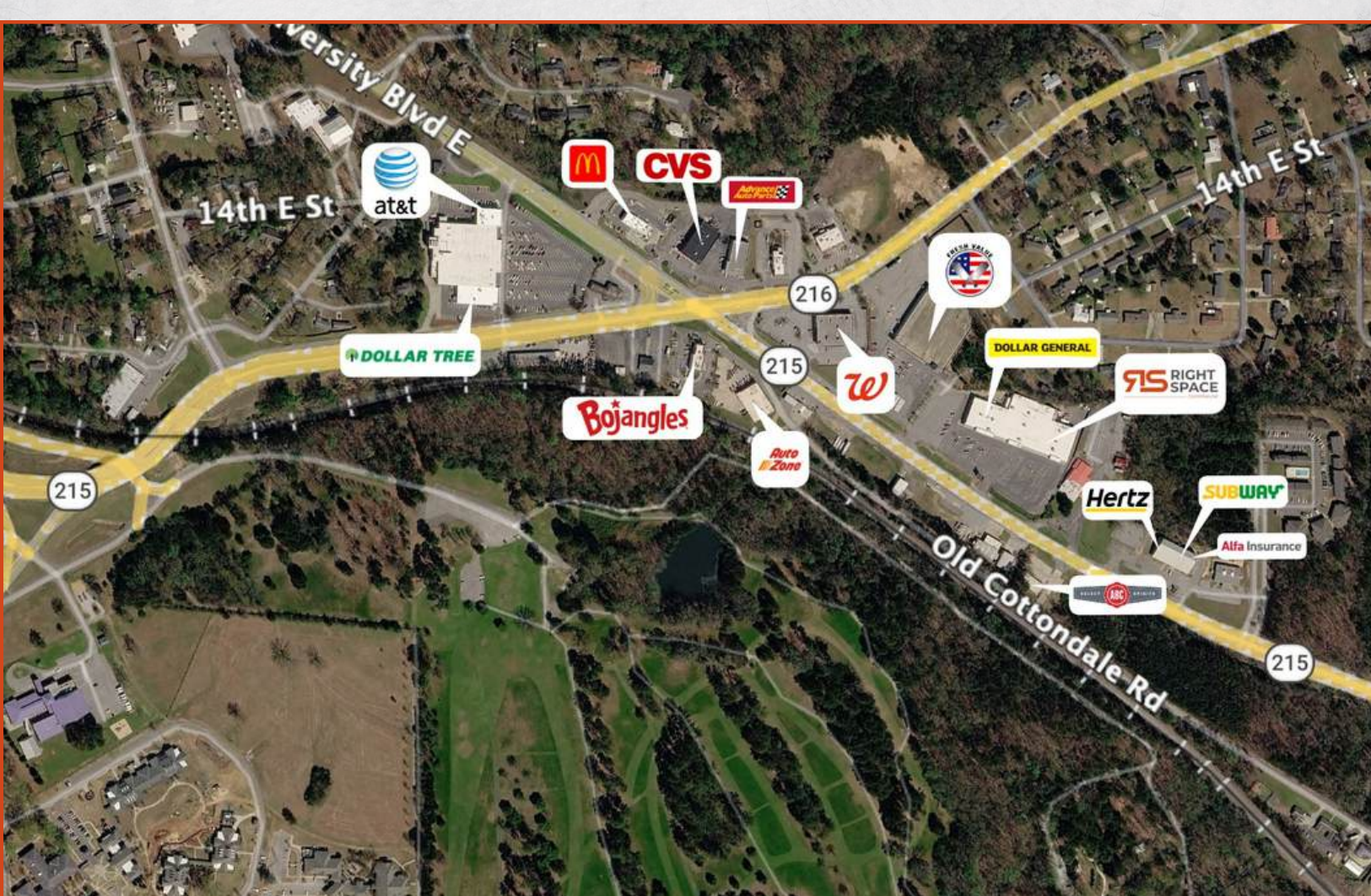
Established Retail & Service Tenants

Tenant	Type of Business/Service
Dollar General	General Merchandise
SU Beauty Supply	Beauty Supply & Cosmetics
The Yard Sale	Antiques, Resale & Home Goods
2468 Fabrics	Fabric & Upholstery

Skyline Plaza is anchored by Dollar General and features a complementary mix of local specialty retailers offering beauty products, fabrics, upholstery materials, antiques, resale merchandise, and home goods. The tenant lineup attracts customers with a variety of everyday and specialty shopping needs.

LOCATION & ACCESS

Tuscaloosa, Alabama



Location Overview

The property offers approximately 571 feet of frontage along University Boulevard E and two curb cuts for convenient customer, employee, and vendor access. Its visible roadside position and proximity to surrounding commercial activity make it a practical location for businesses serving East Tuscaloosa.

- East Tuscaloosa location along University Boulevard E
- Approximately three miles east of McFarland Boulevard
- ±571 feet of road frontage
- Two curb cuts for convenient access
- Near established retail, dining, services, and neighborhoods

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Owner
REALTOR® | Qualifying Broker



Delana Roe

Chief Operating Officer
REALTOR® | Associate Broker



(205) 236-5396



info@rightspacecre.com



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