

JOHN MICHAEL PLAZA

720 15th St E | Tuscaloosa, AL



Prime 1,344 SF Retail Opportunity
in Tuscaloosa, AL

OFFERING MEMORANDUM



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EXECUTIVE SUMMARY

John Michael Plaza presents a premier leasing opportunity for 1,344 square feet of fully built-out retail space at 720 15th St E. Situated on one of Tuscaloosa's most prominent and heavily trafficked signalized intersections (15th St. E and McFarland Blvd), the property offers exceptional visibility with exposure to over 45,000 vehicles per day.

PROPERTY & SPACE HIGHLIGHTS

- » **The Space:** 1,344 SF of in-line retail space, ready within 30 days.
- » **Rate:** \$42.00 /SF/YR (Triple Net).
- » **Condition:** Excellent condition, fully built-out standard retail space featuring high ceilings, central air conditioning, and Wi-Fi connectivity.
- » **Co-Tenancy:** Join established, high-foot-traffic anchors **Verizon Wireless** and **American Family Care (AFC)** in a modern center (built in 2016).
- » **Parking:** Generous 5.53/1,000 SF parking ratio on a highly visible corner lot.

LOCATION ADVANTAGE

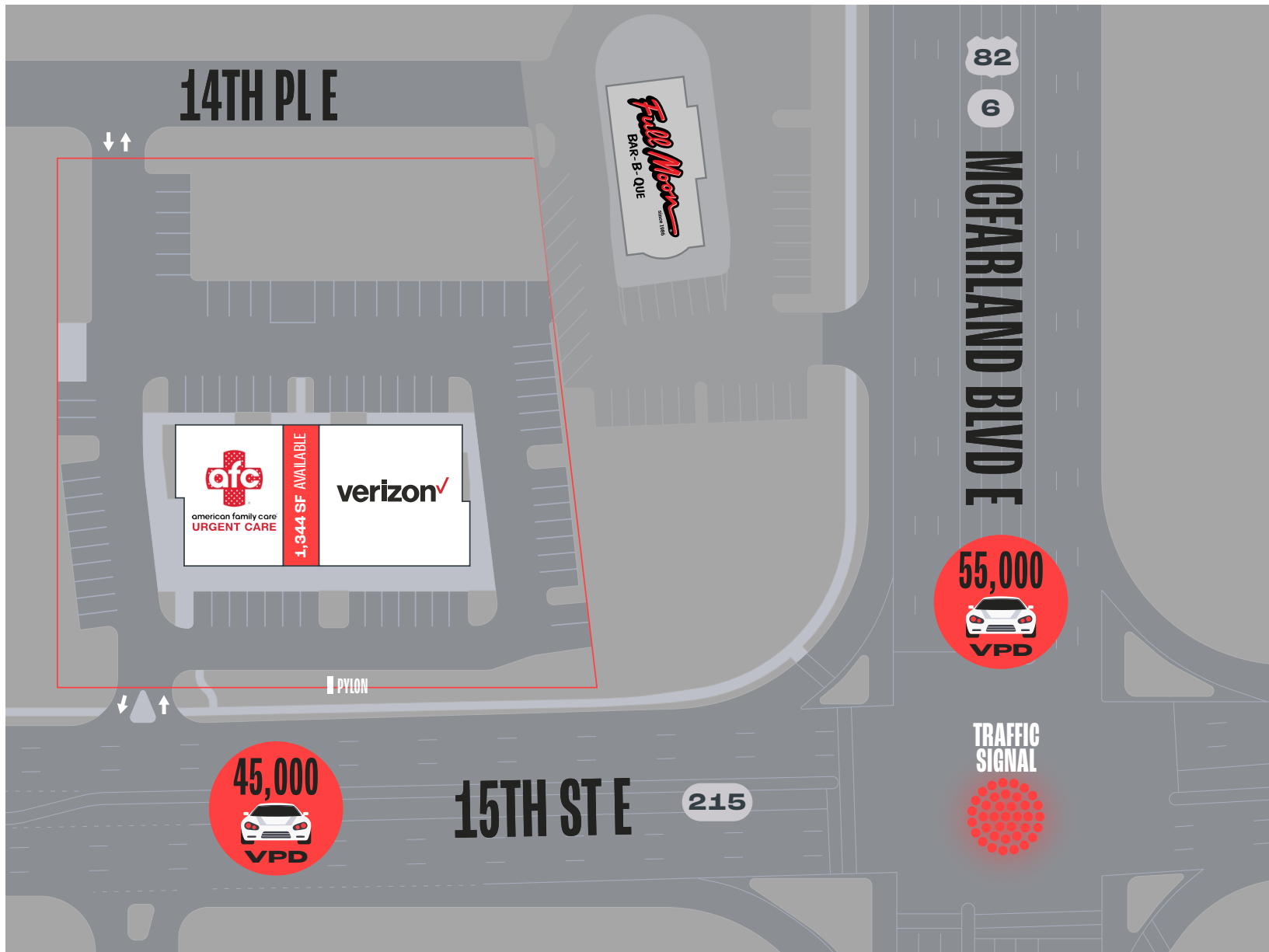
Strategically positioned less than 2 miles from both the **University of Alabama** and **DCH Regional Medical Center**, the site captures a continuous daily stream of students, medical professionals, and local residents.

- » **Accessibility:** Rated "exceptionally drivable" (90/100 score) with heavy traffic flow throughout the day.
- » **Retail Synergy:** Surrounded by major national retailers and dining concepts, including Starbucks, Texas Roadhouse, Five Guys, Orangetheory Fitness, and Applebee's, reinforcing a strong consumer draw to the immediate corridor.

This space is ideal for a retail brand or storefront office looking for a plug-and-play location with built-in daily traffic in the heart of the booming Tuscaloosa market.



SITE PLAN



MARKET AERIAL



PHOTOS





COLLEGE CITY REALTY.COM
Property Management and Sales

3925 Rice Mine Rd NE
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