



McFarland Plaza

2600 McFarland Blvd. E.
Tuscaloosa, AL 35401

**AVAILABLE
FOR LEASE**



PROPERTY FEATURES

- Strong anchor tenant line-up including: Ross, Michaels, TJ Maxx, HomeGoods and Pet Supplies Plus.
- Exceptional location in established and dominant retail corridor with regional trade area.
- Outstanding customer traffic.

KEY TENANTS



DEMOGRAPHICS

(2023 estimates)

| | Population | Households | Average HH Income | Daytime Population |
|------------|----------------|----------------|-----------------------|------------------------|
| 1 Mile | 10,469 | 4,983 | \$69,600 | 5,732 |
| 3 Miles | 72,483 | 30,366 | \$70,001 | 49,164 |
| 5 Miles | 125,325 | 52,110 | \$85,246 | 70,277 |
| Trade Area | 224,517 | 90,120 | \$101,755 | 90,303 |

TRAFFIC COUNTS

51,310 VPD - on McFarland Boulevard directly in front of the site.

15,881 VPD - on Hargrove Road E directly in front of the site.



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SITE PLAN

McFarland Plaza

2600 McFarland Boulevard East, Tuscaloosa, AL



| Suite | Tenant | SF |
|-------------------|--------------------------|---------|
| 1 | Pet Supplies Plus | 11,604 |
| 2A | Party Wow | 16,314 |
| 2B | Available | 20,000 |
| 3 | Cato | 4,264 |
| 4 | Michaels | 22,680 |
| 5 | Dollar General | 10,098 |
| 7 | Shoe Station | 11,933 |
| 8 | Nail Club | 1,600 |
| 9 | H&R Block | 2,040 |
| 10 | Lendmark Financial | 2,092 |
| 11 | Cosmo Beauty | 2,600 |
| 12 | Ross Dress for Less | 25,883 |
| 13 | T.J. Maxx | 29,799 |
| 14 | Home Goods | 23,000 |
| 15 | Jersey Mikes | 2,999 |
| 16 | MS Staffing | 1,500 |
| 17 | Available -Storage Space | 5,521 |
| Overall SF | | 193,927 |
| Total Leasable SF | | 188,406 |



RETAIL AERIAL



McFarland Plaza
Tuscaloosa, AL
Retail Aerial