



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.



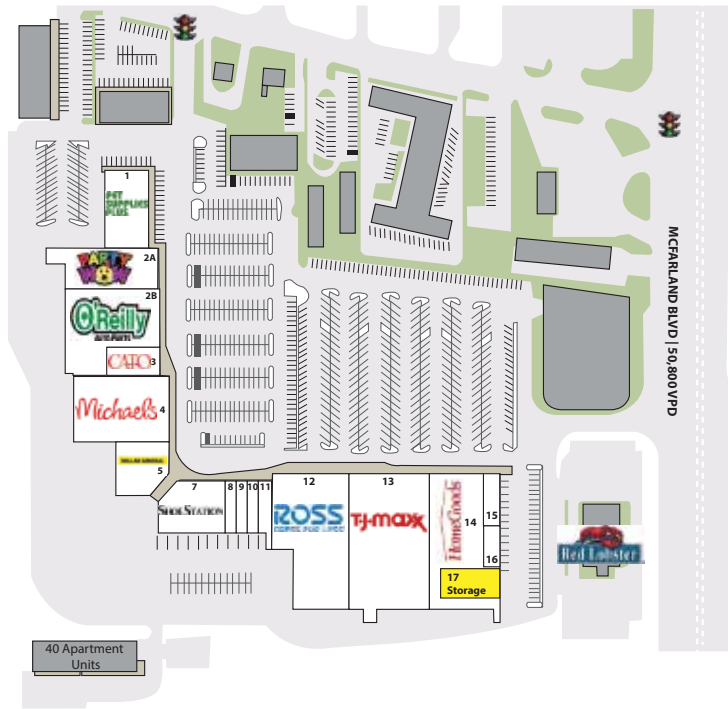
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SITE PLAN

McFarland Plaza

2600 McFarland Boulevard East, Tuscaloosa, AL



Suite	Tenant	SF
1	Pet Supplies Plus	11,604
2A	Party Wow	16,314
2B	O'Reilly Auto Parts	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