

Ground Lease Available

QSR Building with Drive-Thru
3160 15th Street
Tuscaloosa, AL 35401

ia

Island Associates Real Estate, Inc.



www.islandassociates.com

EXECUTIVE SUMMARY

QSR Building with Drive-Thru
3160 15th Street
Tuscaloosa, AL 35401

Ground Lease: \$110,000.00 / NNN

Building Size: 1,312 SF

Lot Size: .74 Acres

Taxes: +/- \$4,000

Parking: 38 Stalls

- **Dense Retail Corridor | Surrounded By Walmart, Target, Sam's Club, CVS,**
- **Walgreens, Best Buy, and ALDI, Among Others**
- **Minutes from the University of Alabama | Over 38,000 Students Enrolled**
- **Advantageous Hotel Presence | Courtyard by Marriott, Hilton Garden Inn,**
- **SpringHill Suites, La Quinta Inn & Suites, and Comfort Suites, All Nearby**
- **Large Retail Presence | University Mall | Over 78 Retailers**
- **Robust Demographics | Over 168,300 Residents within a Ten-Mile Radius**
- **Strong Traffic Counts | More than 37,000 and 58,200 Vehicles on 15th St and US-11**

Represented by:



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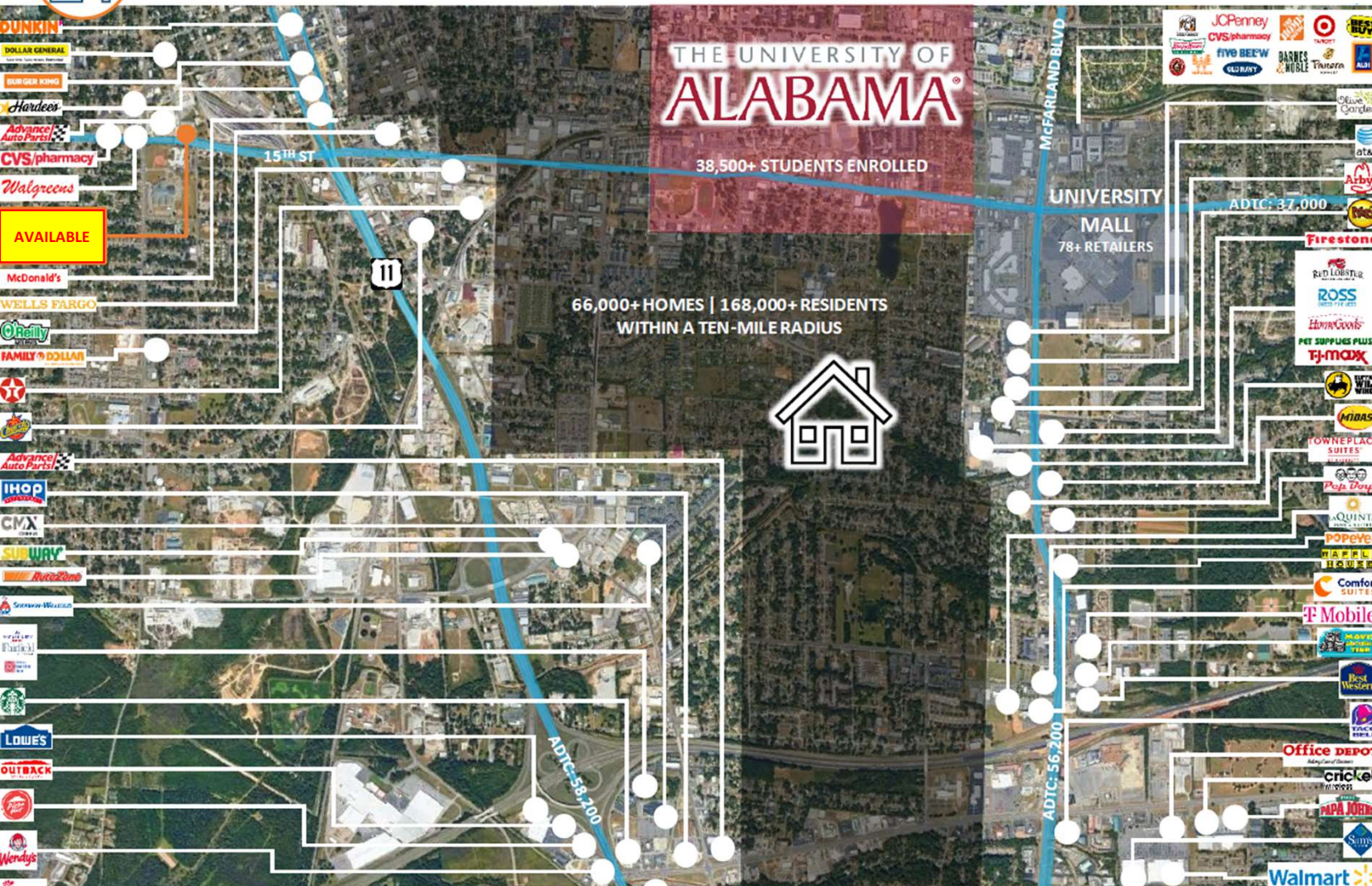


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Surrounding Area



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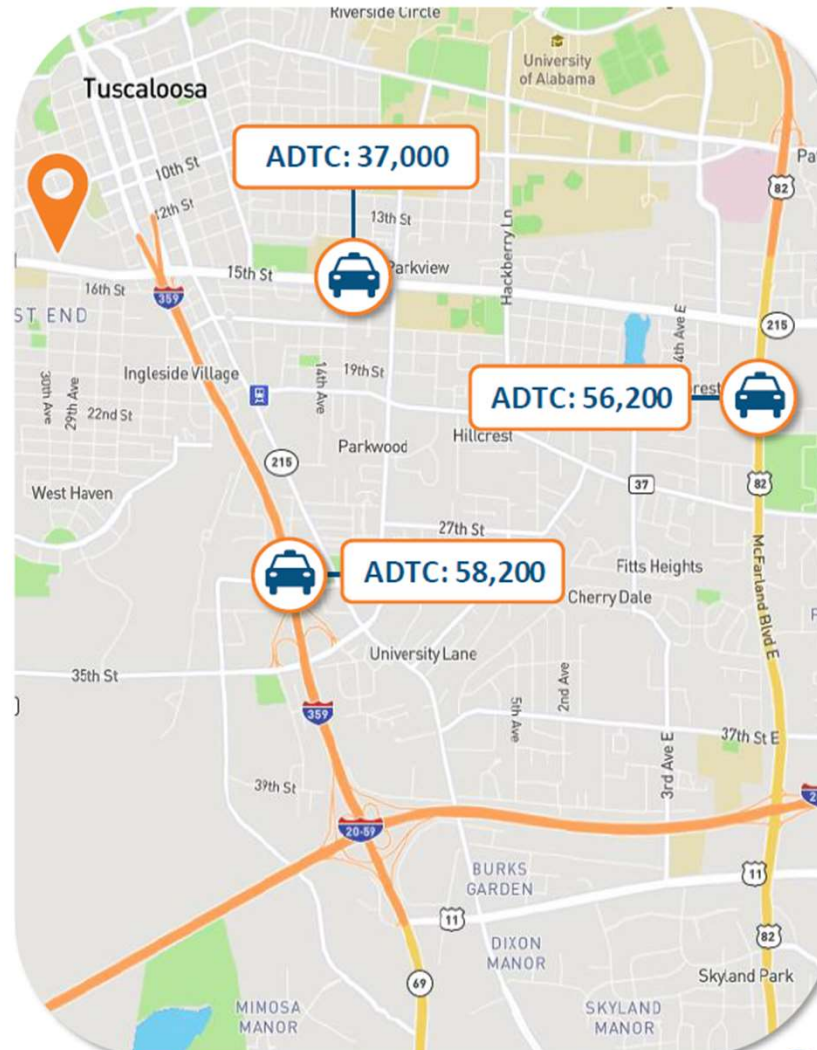
Location Overview

**3160 15th Street
Tuscaloosa, AL 35401**

Drive-In property is located at 3160 15th St in Tuscaloosa, Alabama. The traffic the subject property receives reflects Tuscaloosa's standing as the fifth largest city in Alabama. 15th St averages daily traffic counts exceeding 37,000 vehicles. 15th St crosses US-11 at a well-signalized intersection, supplying an additional 58,200 vehicles to the immediate area each day. home to shopping malls and plazas, attracts 56,200 vehicles daily. There are 110,532 residents within a five-mile radius of the property and 168,343 individuals within a ten-mile radius.

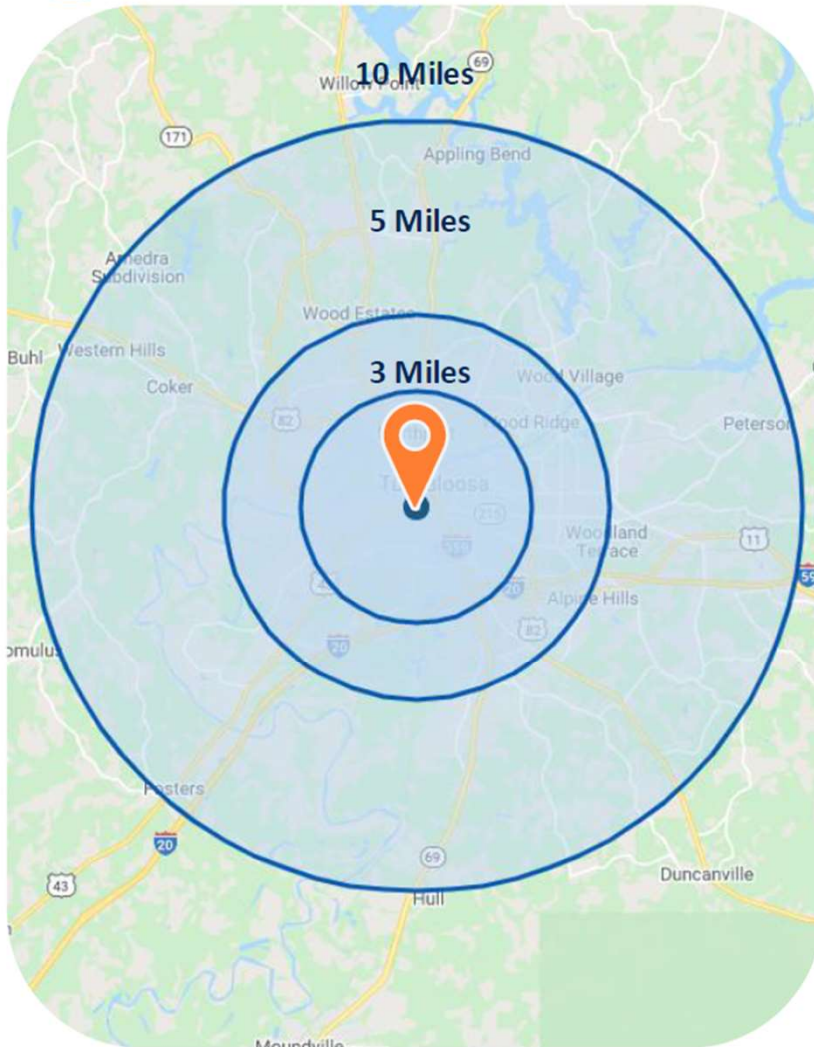
The subject property benefits from its strategic location in a dense academic, hospitality, and retail corridor. The subject property is located near the University Mall and other shopping plazas home to over 78 retailers. Major retail tenants in the immediate area include Walmart, Target, Sam's Club, CVS, Walgreens, Best Buy, and ALDI, among others akin in popularity. Just minutes away, the University of Alabama hosts over 38,000 enrolled students, and is responsible for the many hotels in the area. Across the street, Westlawn Middle School and Stillman College combine for an additional 1,000 students.

Although higher education is the bedrock of Tuscaloosa's economy, the city hosts a diverse set of manufacturing and service sectors. Its manufacturing base includes tire companies and a Mercedes-Benz assembly plant which employs approximately 4,400 workers. Stable employment and cornerstone healthcare and education systems carry Tuscaloosa onto flattering lists like "Most Livable City in America," "100 Best Communities for Young People," "50 Best College Towns," and "Best Places to Launch a Small Business." Well-accommodated for by Tuscaloosa's hotels, tourists flock to the city for college football games, annual cultural festivals, symphonies, and museums.





Demographics



**3160 15th Street
Tuscaloosa, AL 35401**

	3 Miles	5 Miles	10 Miles
POPULATION TRENDS			
2010 Population	53,493	99,398	154,997
2021 Population	59,299	110,532	168,343
2026 Population Projection	61,000	113,725	172,535
Annual Growth 2010-2021	1.00%	1.00%	0.80%
Annual Growth 2021-2026	0.60%	0.60%	0.50%
POPULATION BY RACE (2020)			
White	29,499	57,513	98,570
Black	27,420	48,848	63,534
American Indian/Alaskan Native	156	406	649
Asian	1,464	2,272	3,268
Hawaiian & Pacific Islander	94	105	117
Two or More Races	667	1,388	2,204
Hispanic Origin	2,124	4,728	7,452
HOUSEHOLD TRENDS			
2010 Households	20,629	39,863	61,388
2021 Households	23,291	44,500	66,693
2026 Household Projection	24,003	45,777	68,309
Annual Growth 2010-2021	1.40%	1.30%	1.10%
Annual Growth 2021-2026	0.60%	0.60%	0.50%
Average Household Income	\$50,001	\$63,222	\$73,277
Median Household Income	\$31,977	\$39,867	\$49,754
HOUSEHOLDS BY HOUSEHOLD INCOME (2020)			
< \$25,000	10,024	14,689	17,922
\$25,000 - 50,000	5,498	10,818	15,546
\$50,000 - 75,000	3,462	7,260	11,437
\$75,000 - 100,000	1,129	2,845	5,065
\$100,000 - 125,000	1,353	3,624	6,449
\$125,000 - 150,000	628	1,528	2,958
\$150,000 - 200,000	588	1,813	3,485
\$200,000+	610	1,923	3,830