

# PRIME MCFARLAND BLVD OPPORTUNITY

1329 McFarland Blvd Tuscaloosa, AL 35401



**SHOPPING CENTER  
FOR SALE**

Join National Tenants at Legacy Park

## Property Highlights

- Join The Fresh Market, Dick's Sporting Goods, PetSmart, Bed Bath & Beyond, World Market and others at this highly visible shopping center on McFarland Blvd
- Excellent location approximately one-half mile southeast of the University of Alabama and adjacent to DCH Regional Hospital, a 583-bed medical center
- Ample parking and multiple access points creates an easy experience for shoppers

## Demographics

	3 Miles	5 Miles	10 Miles
Total Households	28,707	48,785	66,707
Total Population	70,531	119,545	167,243
Average HH Income	\$62,919	\$64,027	\$69,712

## Traffic Counts

51,122 VPD

## BEAU YOUNG

205.314.0390  
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ADDITIONAL PHOTOS | FOR LEASE



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SITE PLAN | FOR LEASE

## SITE SUMMARY 216,323 SF



1. Great Clips	1,600 Sq. Ft.
2. Available	1,720 Sq. Ft.
3. LA Bikini	1,600 Sq. Ft.
4. Orange Theory	3,200 Sq. Ft.
5. Available	1,100 Sq. Ft.
6. Five Below	8,400 Sq. Ft.
7. AT1 Physical Therapy	2,800 Sq. Ft.
8. Available	1,972 Sq. Ft.
9. Sally Beauty	1,640 Sq. Ft.
10. Xfinity	4,760 Sq. Ft.
11. Dick's	49,995 Sq. Ft.
12. Bed Bath & Beyond	23,147 Sq. Ft.
13. Cost Plus World	18,300 Sq. Ft.
14. DSW Shoe	15,000 Sq. Ft.
15. Bama Fever	2,400 Sq. Ft.
16. Party On	2,400 Sq. Ft.
17. The Joint	1,768 Sq. Ft.
18. Available	3,000 Sq. Ft.
19. Mountain High	4,000 Sq. Ft.
20. Village Nails	3,000 Sq. Ft.
21. Simply Mac	1,800 Sq. Ft.
22. Pyro's Pizza	3,500 Sq. Ft.
23. Fresh Market	21,190 Sq. Ft.
24. Burger Fi	3,500 Sq. Ft.
25. Mattress Firm	4,060 Sq. Ft.
26. Juice Bar	1,444 Sq. Ft.
27. America's Best	2,769 Sq. Ft.
28. Nothing but Noodles	4,200 Sq. Ft.
29. Vitamin Shoppe	2,767 Sq. Ft.
30. PetSmart	12,157 Sq. Ft.
31. Chuy's	7,134 Sq. Ft.

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AERIAL | FOR LEASE

**LOCATION HIGHLIGHTS**  
Shoppes at Legacy Park is located on McFarland Blvd (49,440 VPD) in close proximity to the intersection of 15th Street, with one of the region's highest traffic count intersections. The subject property is positioned approximately one-half mile southeast of the University of Alabama, which had a regional economic impact of over \$2.5 billion in 2014. Shoppes at Legacy Park is also located adjacent to DCH Regional Hospital, a 583-bed medical center employing over 3,500 people. Furthermore, the shopping center is located 2 miles north of I-20/59 and is situated at the epicenter of the region's primary retail corridor consisting of major retailers such as Target, Home Depot, Old Navy, Belk, Best Buy, Barnes & Noble and more. The primary trade area has over 400,000 residents.

**MIDTOWN VILLAGE**  
BARNES & NOBLE, BEST BUY, ULTA, KSO Kinnucan's, OLD NAVY, KIRKLAND'S, MATTRESS FIRM, NIKE

**MCFARLAND PLAZA**  
TJ-MAXX, Stein Mart, ROSS, PET SUPPLIES PLUS, Michaels, TOYS R US, DOLLAR GENERAL, SHOE CARNIVAL

**UNIVERSITY MALL**  
belk, Sears, JCP

**UNIVERSITY BLVD**

**15TH STREET**

**MCFARLAND BLVD**

**51,122 VPD**

**THE UNIVERSITY OF ALABAMA**

**DCH Health System**

**TARGET**

**HOME DEPOT**

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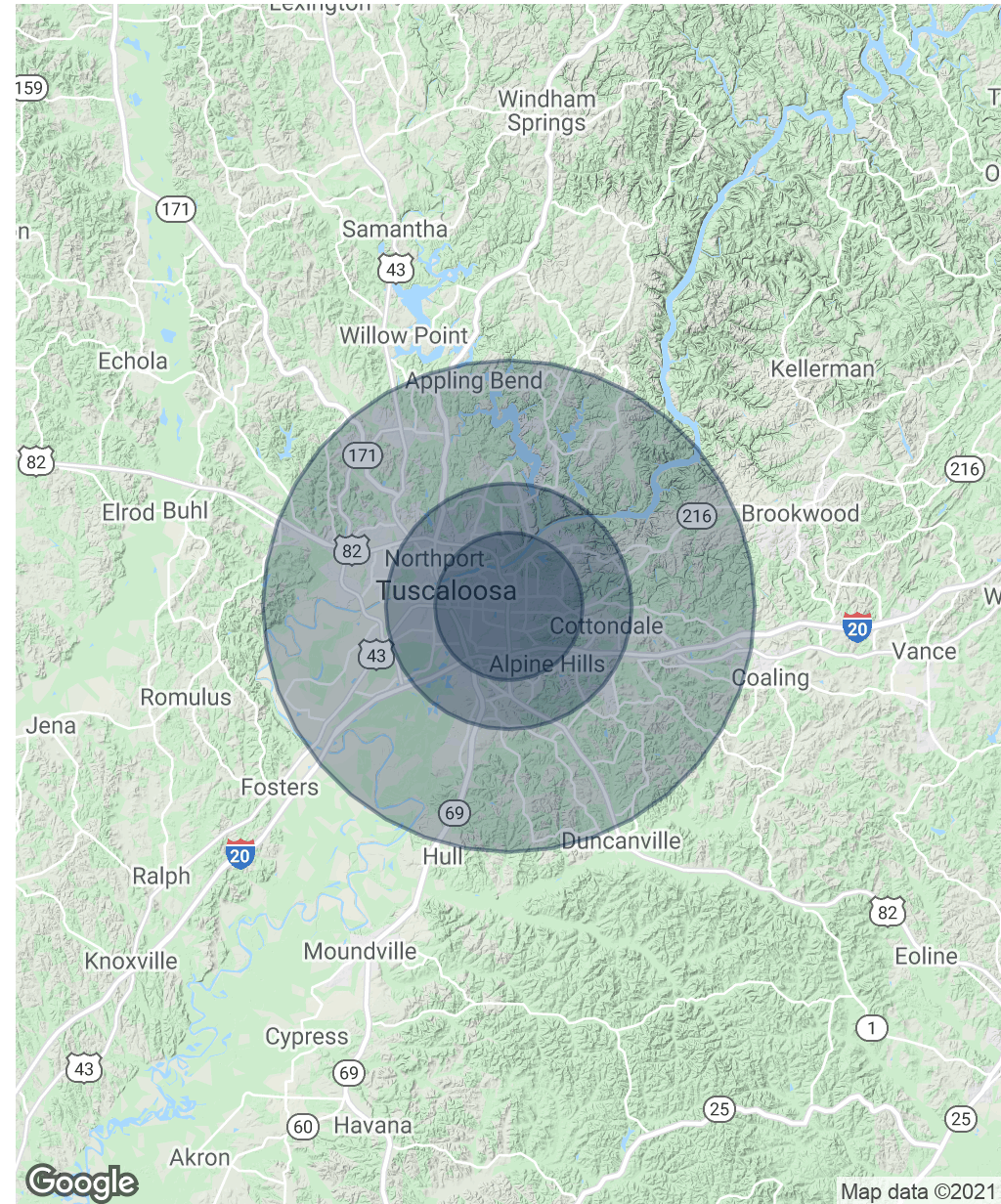
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Population	3 Miles	5 Miles	10 Miles
Total Population	70,531	119,545	167,243
Average age	32.6	34.9	36.1
Daytime Population	123,243	177,136	212,353
Growth Rate (2019-2024)	3.58%	4.32%	5.33%

Households & Income	3 Miles	5 Miles	10 Miles
Total households	28,707	48,785	66,707
# of persons per HH	2.15	2.24	2.35
Average HH income	\$62,919	\$64,027	\$69,712
Average house value	\$223,591	\$212,463	\$219,843

\* Demographic data derived from SiteWise Pro



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