

# Available

## 5,000 SF Flex Space Near I-20



5011 Skyland Blvd E  
Tuscaloosa, AL 35405

### Property Specifications

- 5,000 SF building with roll-up door on 0.79 acre with gated access and ample parking for large trucks
- Located 1/4 mile from I-20/I-59 (65,912 CPD) and Hwy 11 interchange (14,486 CPD)
- Great location for retail or office/warehouse
- Adjacent to a John Deere equipment dealer and the popular Woodland Hills neighborhood (250+ households).
- Close proximity to hotels, multi-family housing complexes, and a large RV park
- Convenient to University of Alabama (40,846 students/7,472 employees) and Tuscaloosa Veterans Affairs Medical Center (317 beds)

### Demographics

Source: Esri 2023

#### 1 Mile

3,099 Estimated Population		2,948 Daytime Population	\$67,873 Median Household Income		39.9 Median Age
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#### 3 Mile

32,521 Estimated Population		28,418 Daytime Population	\$59,048 Median Household Income		35.5 Median Age
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#### 5 Mile

74,368 Estimated Population		85,026 Daytime Population	\$50,625 Median Household Income		29.2 Median Age
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