

# Available

Former QSR | 3,465 SF

204 15th Street E, Tuscaloosa, AL

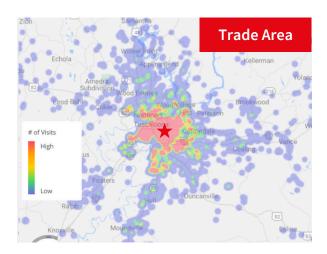


### 204 15th St E Tuscaloosa, AL

This well-positioned former QSR site offers an excellent opportunity for a national tenant or local restaurateur looking to establish a presence in Tuscaloosa's thriving market.

Located at the intersection of 15th St. and Contemporary Dr., this property benefits from high visibility and strong traffic counts in a key commercial corridor.

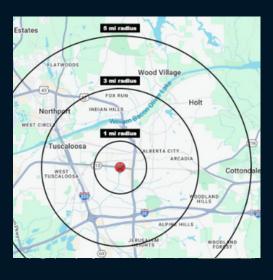
## **Contact Broker for Pricing Information**





#### Property Overview & Demographics

- Owner has city approval to connect to Contemporary Drive, positioning this building at a coveted signalized intersection
- Proximity to the University of Alabama (1 mile)
- Proximity to Bryant-Denny Stadium (1 mile)



- Easy access to I-20/I-359
- Near major retailers (Target, Home Depot, Walmart)
- Surrounded by dense residential
- Existing drive-thru

Location	1 mi from University of Alabama	
Size	3,465 s.f.	
Lot Size	0.97 AC	
Traffic	34,810 VPD 15th Street E	
Parking	30 Spaces	
Year Built	2010, well maintained	

	1 mile	3 miles	5 miles
Estimated population	17,622	83,759	134,758
Estimated households	5,884	31,325	53,009
Est. Average HH income	\$58,109	\$71,185	\$80,136

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#### Enhanced Accessibility:

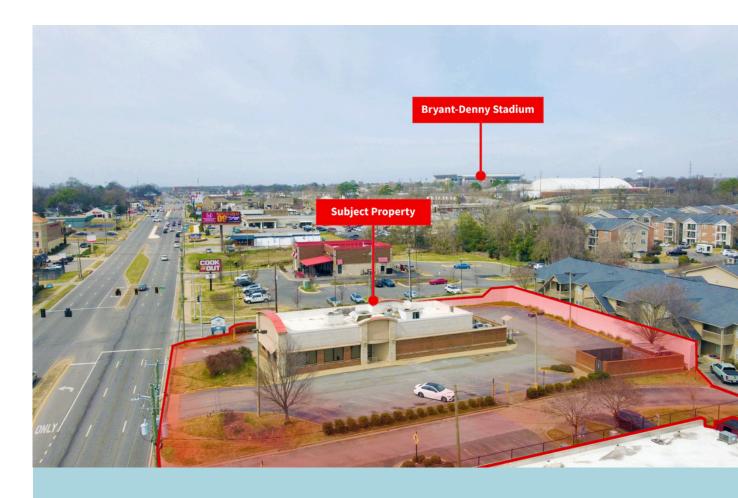
Recently approved egress/access point to Contemporary Drive



University of Alabama: Largest University in the state (40,846 students, 7,472 employees)



Tourism: Tuscaloosa receives over 1,000,000 tourists each year who contribute to an economic impact of nearly \$1 billion annually



34,810

Daily traffic count on 15 Street E

3.4%

Yearly population growth in Tuscaloosa, AL

40,846

University of Alabama enrollment (2024)





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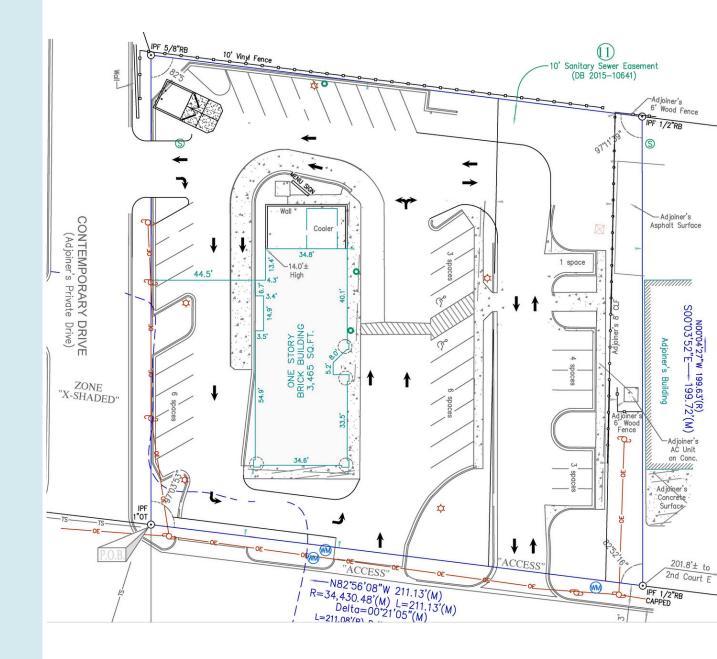
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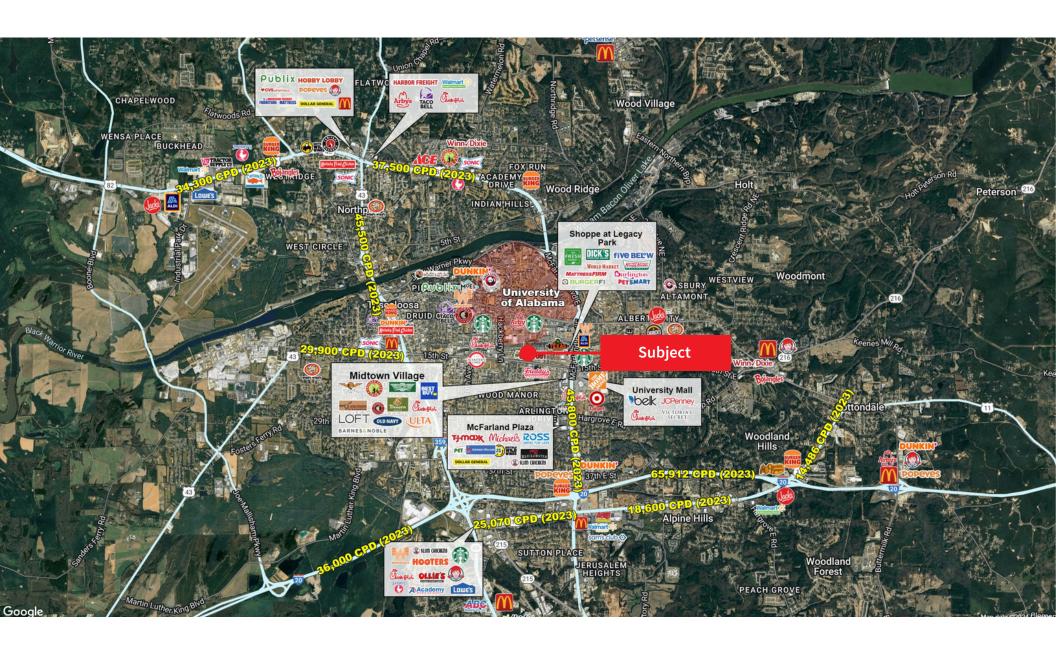
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#### Retail Aerial



## Property Photos













JLL

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