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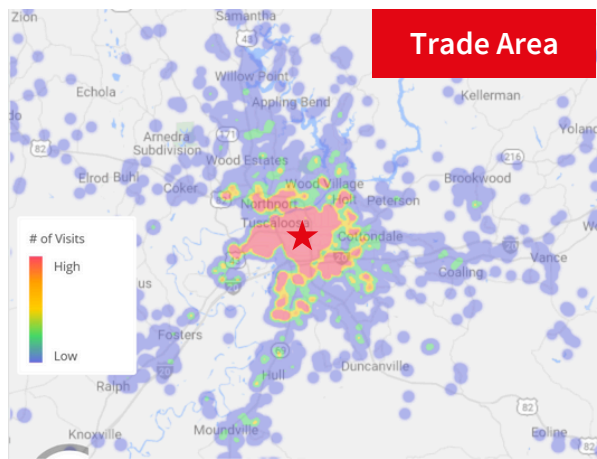
Former QSR | 3,465 SF

204 15th Street E, Tuscaloosa, AL

204 15th St E Tuscaloosa, AL

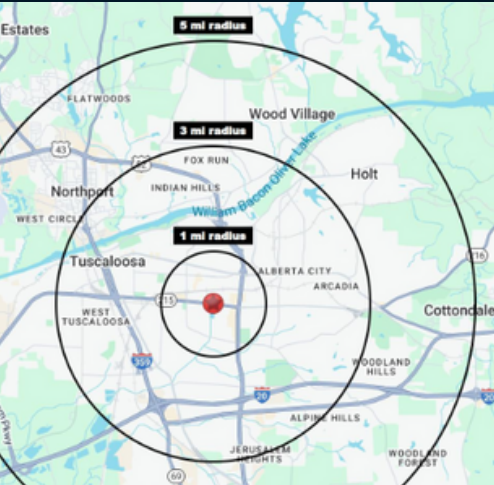
This well-positioned former QSR site offers an excellent opportunity for a national tenant or local restaurateur looking to establish a presence in Tuscaloosa's thriving market. Located at the intersection of 15th St. and Contemporary Dr., this property benefits from high visibility and strong traffic 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

204 15th St E
Tuscaloosa, AL



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

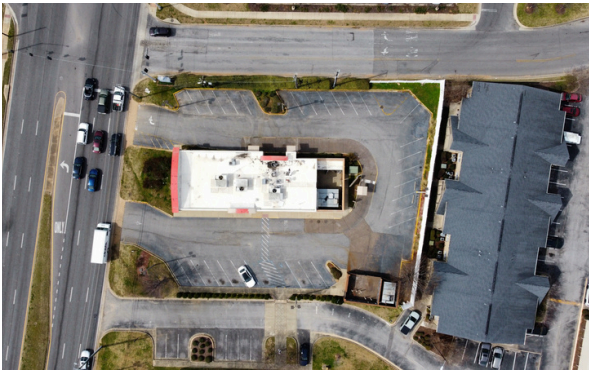
40,846

University of Alabama
enrollment (2024)

Retail Aerial



Property Photos





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