



# Available

204 15th Street E, Tuscaloosa, AL

Former QSR | 3,465 SF

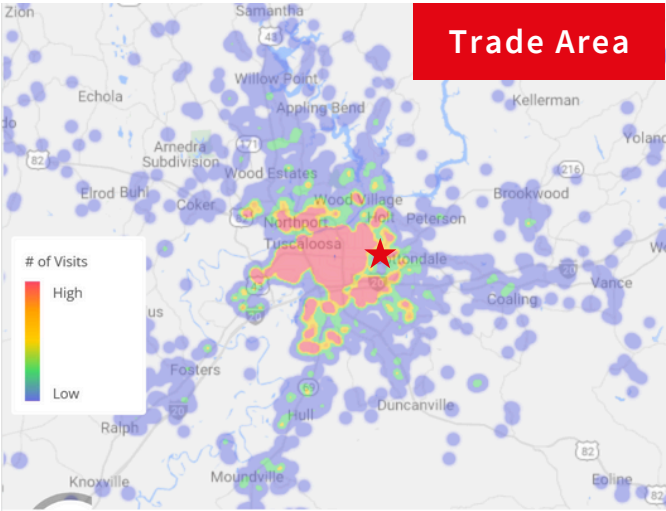


# 204 15th St E

## Tuscaloosa, AL

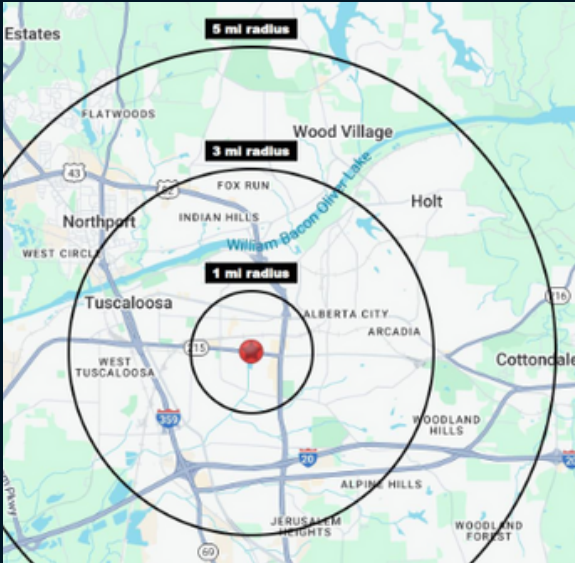
This well-positioned former QSR site offers an excellent opportunity for national tenants or local restaurateurs looking to establish a presence in Tuscaloosa's thriving market. Located at the intersection of 15th Street and Contemporary Drive, this property benefits from high visibility and strong traffic 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	34,431 CPD 15th Street E
Parking	30 Spaces
Year Built	2010, well maintained

Demographics	1 mile	3 miles	5 miles
Estimated Population	19,104	84,953	133,978
Total Households	6,278	32,573	53,106
Average Household Income	\$48,467	\$61,354	\$71,552



### Enhanced Accessibility:

Recently approved egress/access point to Contemporary Drive



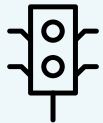
### University of Alabama:

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



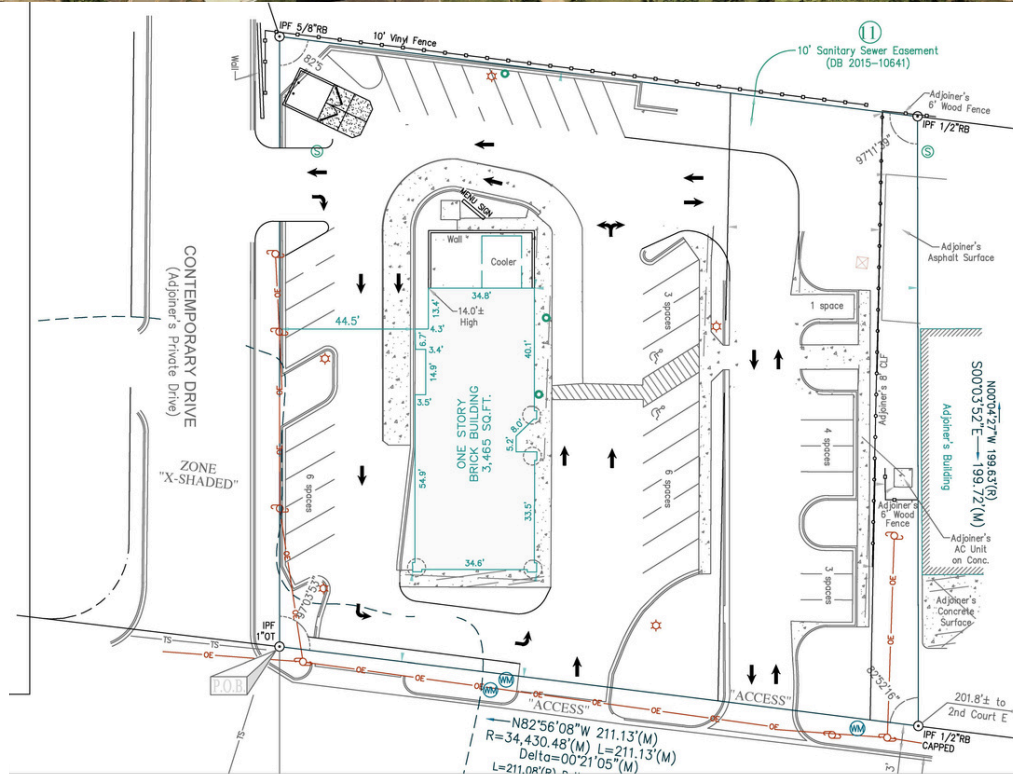
### High Traffic Volume:

15th Street East carries 34,431 vehicles per day (2024), making it one of Tuscaloosa's busiest corridors



### Growing Market:

Tuscaloosa experiences 3.4% annual population growth, indicating strong economic expansion and increasing demand



- ALTERATIONS:
- 1) ADD New Curb Cut onto Contemporary Drive
  - 2) ADD new circulation drive around front of building
  - 3) REMOVE curb cut on 15th closest to the signal
  - 4) REMOVED access easement to Regency Oaks
  - 5) EXTENDED privacy fence along Regency Oaks
  - 6) RELOCATED trash enclosure







# CONTACT US

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