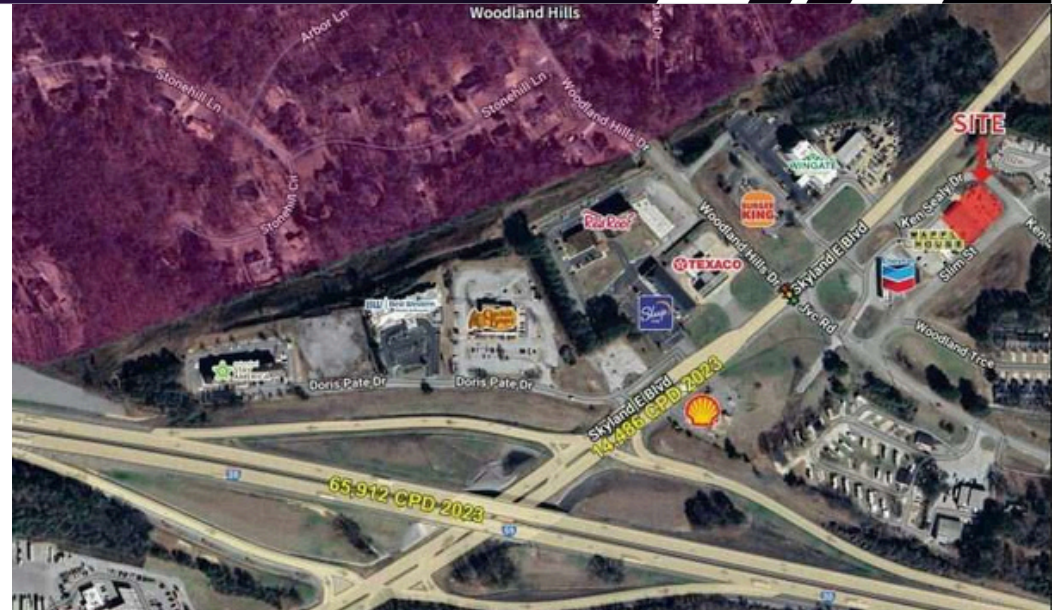


5000 SF FLEX SPACE AVAILABLE

5011 SKYLAND BLVD E, TUSCALOOSA, AL 35453



PROPERTY HIGHLIGHTS

- 5000 SF building sitting on 0.79 acres on Skyland Blvd
- Features roll up door, gated access and parking lot
- About a quarter mile from I/20 and I-59 with good visibility and access Ideal for retail user or office/warehouse operation
- Site is near Woodland Hills, a neighborhood with 250+ homes surrounding area includes hotels, multifamily developments, restaurants and a nearby RV park
- Site is also in close proximity to the University of Alabama and Tuscaloosa VA Medical Center

OFFERING SUMMARY

Sale Price:	Call for Pricing
Lease Rate:	Call for Pricing
Available SF:	5,000 SF
Lot Size:	34,604 SF
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,381	13,769	34,259
Total Population	3,431	31,417	81,916
Average HH Income	\$96,435	\$80,248	\$68,627



Stephanie Hill
Director
205.271.7228
shill@southpace.com

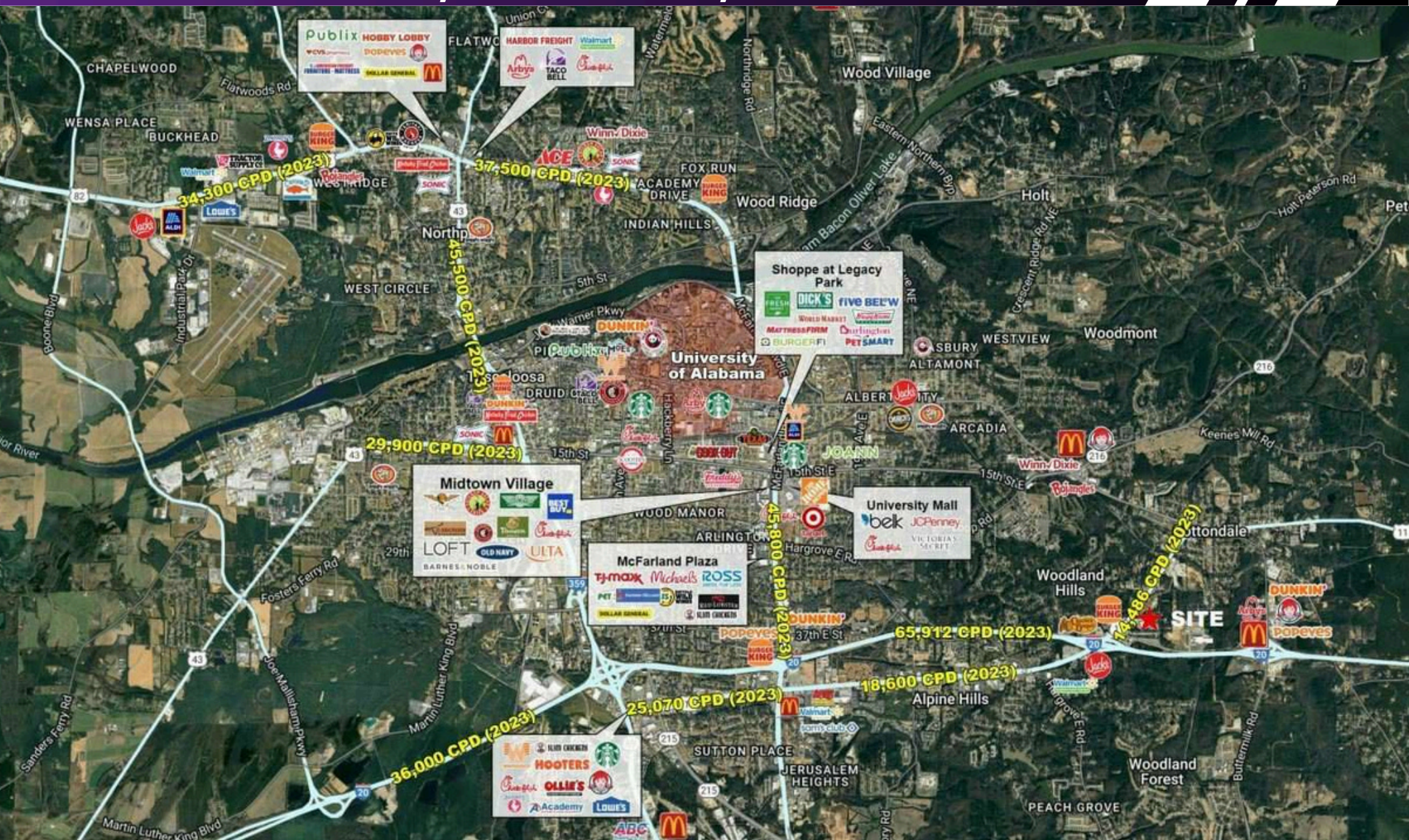
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Buff Teague
Executive Managing Director
251.341.1600
buff.teague@jll.com



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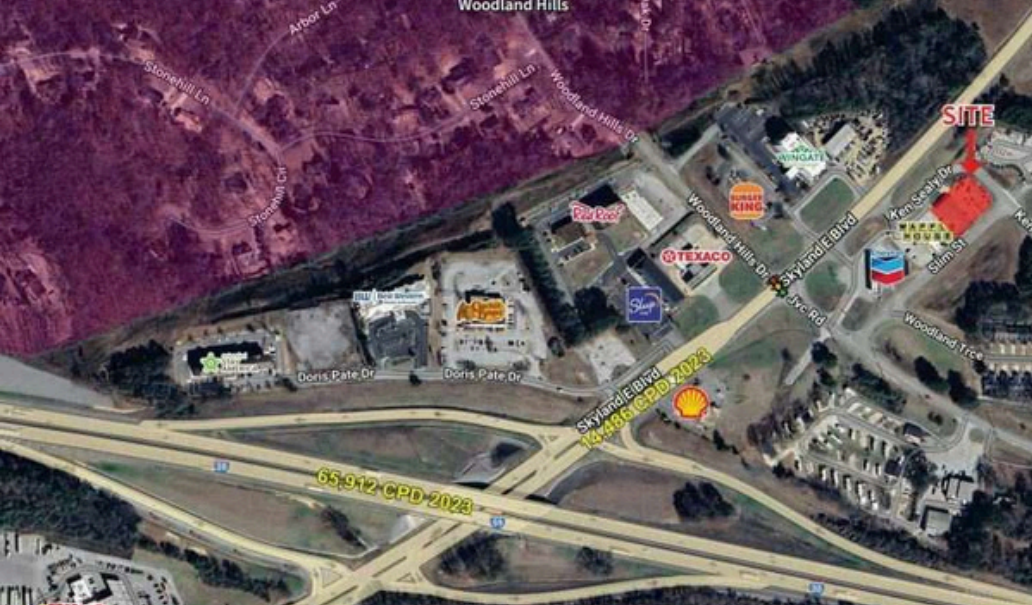
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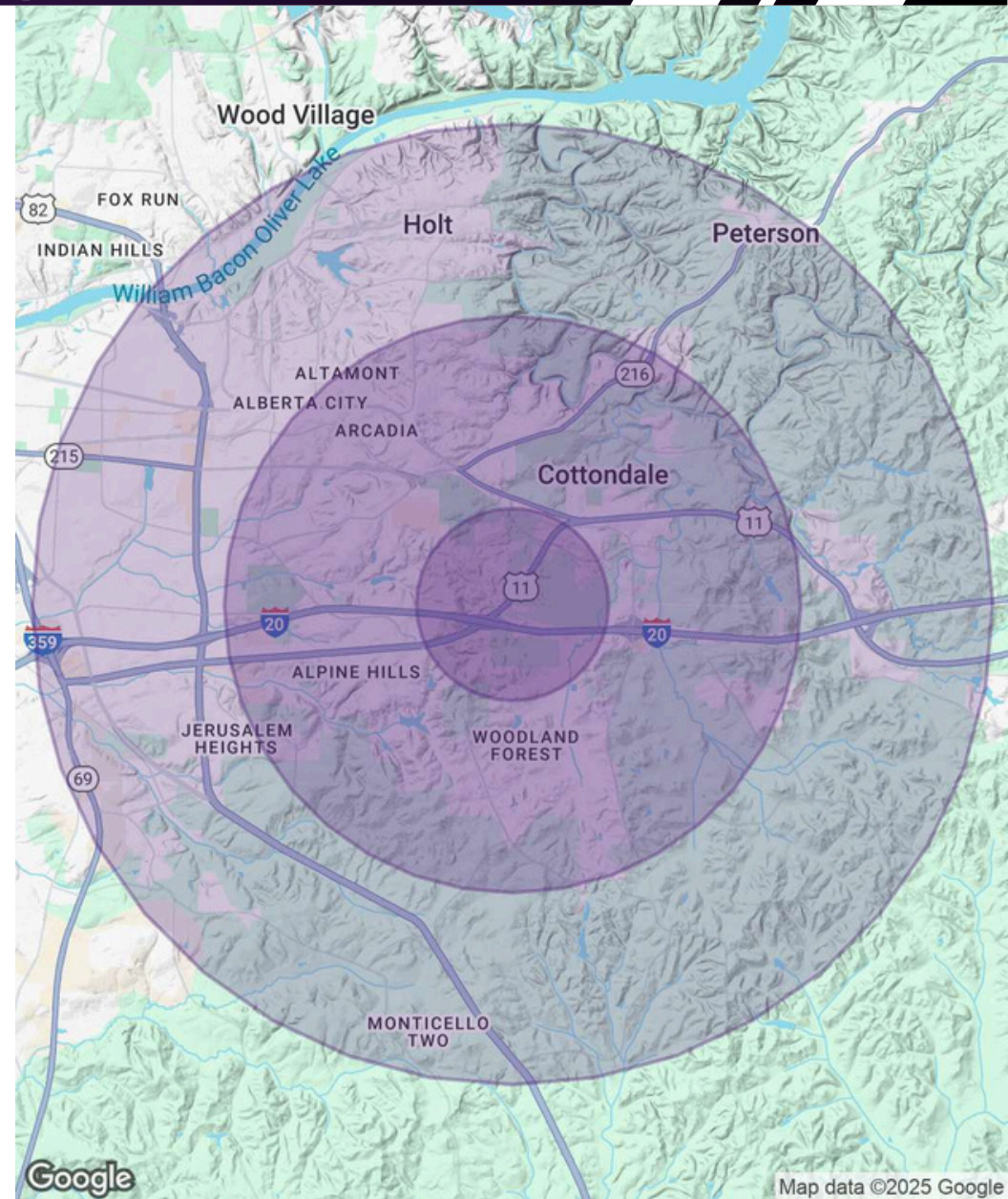


5000 SF FLEX SPACE AVAILABLE

5011 SKYLAND BLVD E, TUSCALOOSA, AL 35453

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,431	31,417	81,916
Average Age	42	39	35
Average Age (Male)	43	38	34
Average Age (Female)	42	39	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,381	13,769	34,259
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$96,435	\$80,248	\$68,627
Average House Value	\$216,525	\$228,577	\$265,263



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