

AVAILABLE

204 15TH STREET E, TUSCALOOSA, AL

UNIVERSITY OF ALABAMA

DCH REGIONAL MEDICAL CENTER

COCK-OUT



CONTEMPORARY DR 1,487 CPD (2024)

34,431 CPD (2024)

15TH ST E

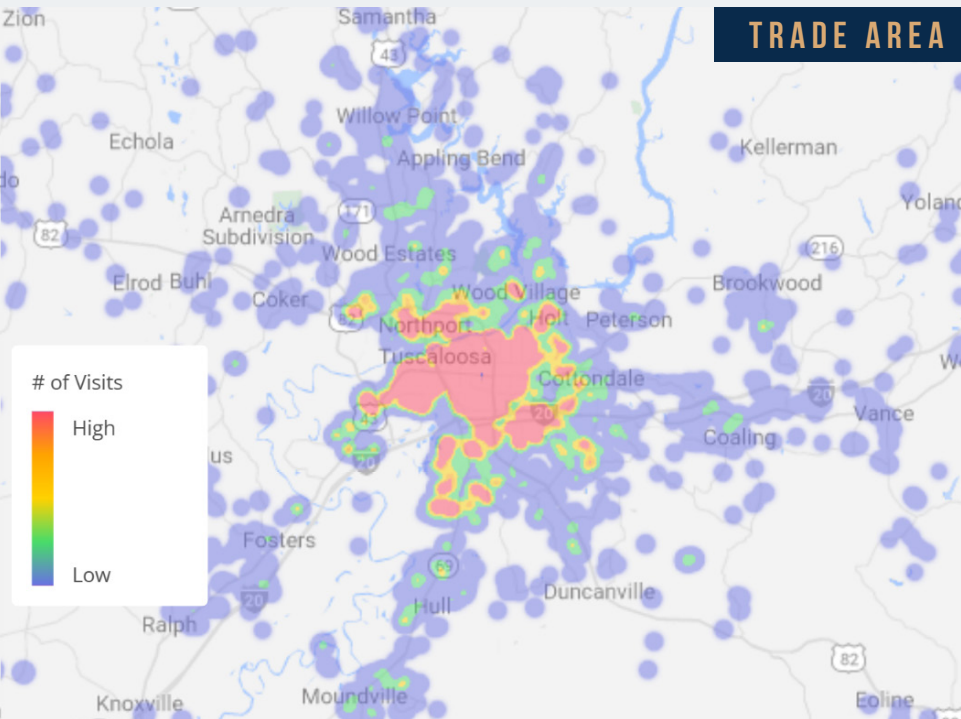
FORMER QSR
3,465 SF



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



204 15TH STREET E, TUSCALOOSA, AL

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

| 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 |

Source: ESRI 2025

| | |
|------------|---------------------------------|
| LOCATION | 1 mi from University of Alabama |
| SIZE | 3,465 s.f. |
| LOT SIZE | 0.97 AC |
| TRAFFIC | 34,431 VPD 15th Street E |
| PARKING | 30 Spaces |
| YEAR BUILT | 2010, well-maintained |





ENHANCED ACCESSIBILITY:

Recently approved egress/access point to Contemporary Drive



TOURISM:

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



GROWING MARKET:

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



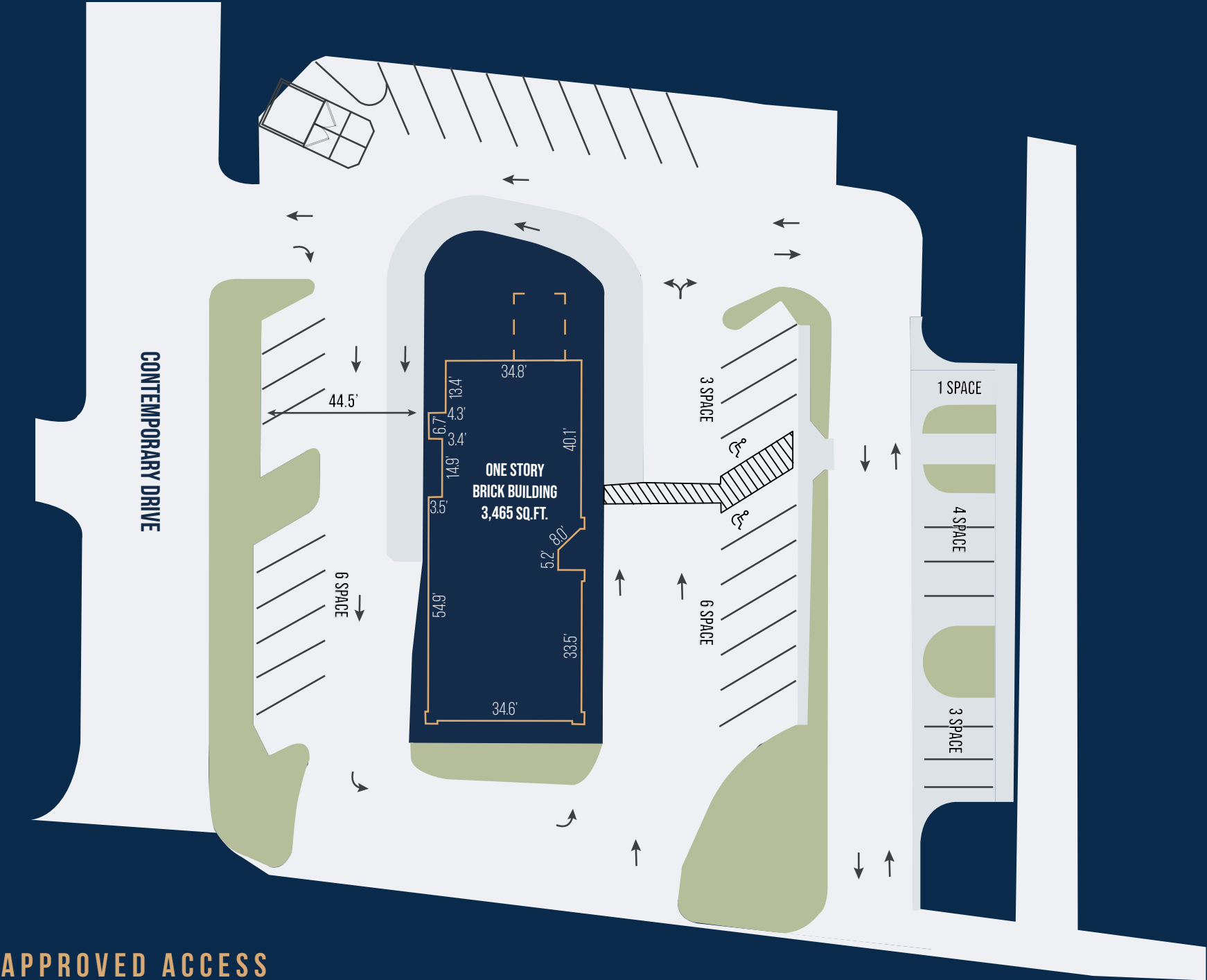
UNIVERSITY OF ALABAMA:

Largest university in the state (40,846 students, 7,472 employees)



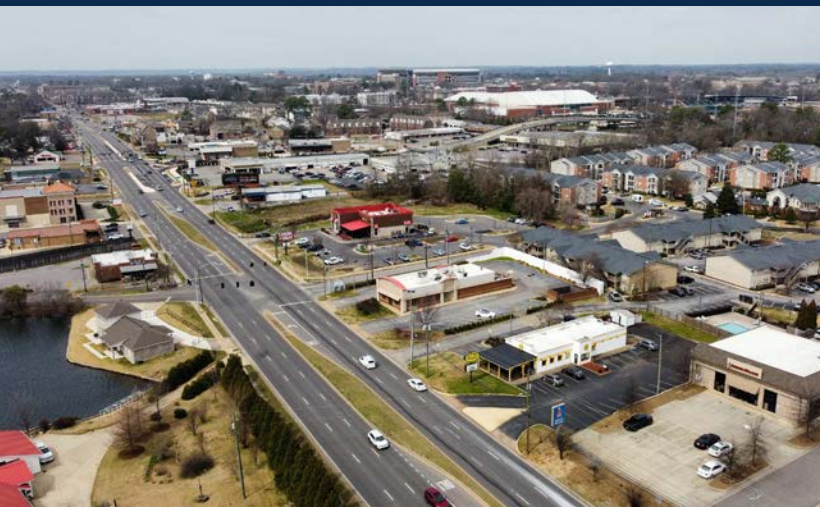
HIGH TRAFFIC VOLUME:

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



APPROVED ACCESS

RETAIL AERIAL



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