



CRAWFORD SQUARE
REAL ESTATE ADVISORS



FORMER ARBY'S FOR LEASE

2240 McFarland Blvd E · Tuscaloosa, AL 35404

ASSOCIATE | RETAIL SERVICES
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PROPERTY HIGHLIGHTS

- +/- 3,800 sq ft building, 1.06 acre property
- ~1 mile from the University of Alabama campus
- Dimensions: Approx. 150' wide x 325' deep
- ¾ access off McFarland Blvd (right in right out + left turn in coming north)
- Existing frontage road connecting this property to Midtown Village
- Traffic Counts: Approx. 50,000 VPD off McFarland Blvd

POPULATION

3 mile 81,384
5 mile 134,833
10 mile 190,469

DAYTIME POPULATION

3 mile 113,369
5 mile 168,616
10 mile 208,369

DEMOGRAPHICS



HOUSEHOLDS

3 mile 30,694
5 mile 53,394
10 mile 75,329

AVG HH INCOME (\$)

3 mile 59,481
5 mile 71,418
10 mile 82,481

MED HH INCOME (\$)

3 mile 37,271
5 mile 50,451
10 mile 60,571



THE UNIVERSITY OF
ALABAMA
Students: 42,360+

DCH
Health System

DOLLAR GENERAL

AGRI APPLIANCE **SPILLER**

Shoppes at Legacy Park
DSW **SALLY BEAUTY**
FIVE BELOW **MATTRESS FIRM** **FRESH**
DICK'S **WORLD MARKET** **PETSMART**

TACO BELL

COOK OUT

33,499 VPD

215

33,829 VPD

46,913 VPD

51,578 VPD

29,835 VPD

19,583 VPD

46,958 VPD

48,474 VPD

SITE

Meadowbrook Shopping Center
Jason's deli **PLATOS**
MOES **FedEx** **2ND & CHARLES**

Bowlero

TARGET

Snow Hinton Park

C

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SITE



Snow Hinton Park
(City of Tuscaloosa provided
\$12.4M in improvements in 2024)

48,747 VPD

Blvd E

McFarland Blvd E

McFarland Blvd

McFarland Blvd E

6th Ct E

6th Ct E

6th Ct E

6th Ct E

6th Ct E

6th Ct E

6th E Ave

23rd St E

23rd St E

23rd St E

23rd St E

21st St E

21st St E

82

6

6

82

