



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

- 3,695 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 MATTRESSFIRM THE FRESH MARKET DICK'S WORLD MARKET PETS MART

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 2ND & CHARLES FedEx

Bowlero

TARGET

Snow Hinton Park

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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

23rd St E

23rd St E

23rd St E

21st St E

21st St E

82

6

6

82

23rd St E

6th E Ave

6th Ct E

