

A photograph of a large, two-story building with a rustic, log-cabin style facade. The building features dark wood siding, stone pillars, and a prominent sign that reads "GANDER MOUNTAIN". A large, stylized mountain logo is visible above the sign. The building is surrounded by a parking lot with blue-painted spaces and a tall light pole. The sky is overcast.

# FORMER GANDER MOUNTAIN

TUSCALOOSA, AL

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RETAIL OPPORTUNITY

**HARBERT**<sup>®</sup>  
REALTY SERVICES

3325 MCFARLAND BLVD E, TUSCALOOSA, AL 35405

## CLASS A RETAIL FACILITY AVAILABLE FOR LEASE

LEASE RATE: \$10.00 / SF NNN

- Building SF: 42,274 SF
- Year Built: 2013
- Land SF: 4.04 Acres
- Zoning: Commercial
- Parking: Approximately 163 spaces
- Conveniently located off of McFarland Blvd, a heavy traffic area and game-day traffic route
- Close proximity to University of Alabama
- Loading dock in rear of building

### AVERAGE HOUSEHOLD INCOME

1 MILE \$ 41,959  
3 MILES \$ 46,668  
5 MILES \$ 53,660

### POPULATION

1 mile 7,457  
3 miles 66,670  
5 miles 120,338

### TRAFFIC COUNTS

McFarland Blvd  
over 51,000 cars/day  
I-20 / I-59  
over 46,000 cars/day

### DAYTIME BUSINESS POPULATION

1 mile 6,169  
3 miles 38,939  
5 miles 67,041





**Watch the Video:**

<https://www.youtube.com/watch?v=cE87vEHRR1o>