



THE TOWER

Mixed Use Development

- 84 Luxury Apartments
- Retail / Office Available



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## RETAIL/OFFICE SPACE AVAILABLE IN MIXED USE DEVELOPMENT

📍 The Tower – 2330 University Blvd Tuscaloosa, AL 35401



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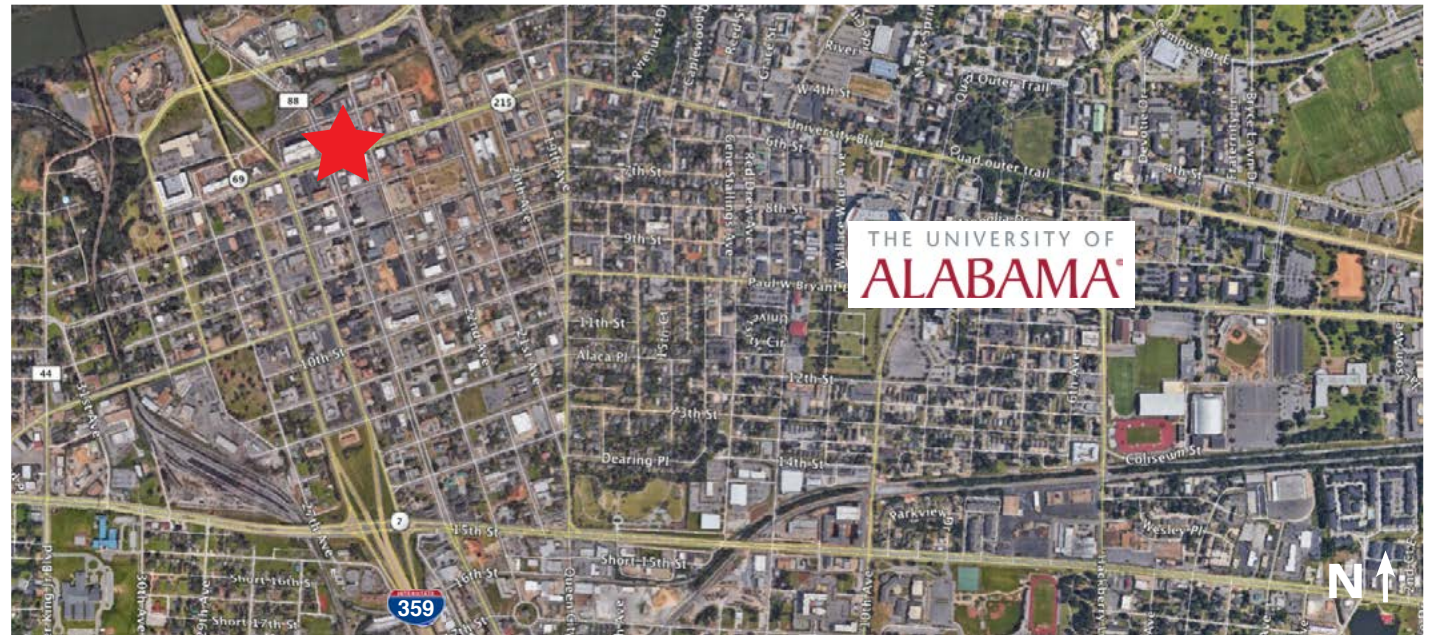
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# RETAIL / OFFICE SPACE FOR LEASE

## Lease Rate: Call For Pricing

- 2,023-6,085 SF available
- Patio space available
- Drive thru available
- The Tower development includes 84 luxury apartment units in the heart of downtown
- Perfect for restaurant, retail or office



### Population

|         |         |
|---------|---------|
| 1 mile  | 9,365   |
| 3 miles | 65,981  |
| 5 miles | 112,296 |



### Daytime Business Population

|         |        |
|---------|--------|
| 1 mile  | 11,140 |
| 3 miles | 48,852 |
| 5 miles | 70,264 |



### Average Household Income

|         |           |
|---------|-----------|
| 1 mile  | \$ 34,759 |
| 3 miles | \$ 47,272 |
| 5 miles | \$ 53,112 |



**Traffic counts**  
Lurleen B Wallace Blvd  
over 10,000 cars/day

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted as proposed subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice. Need not be built.



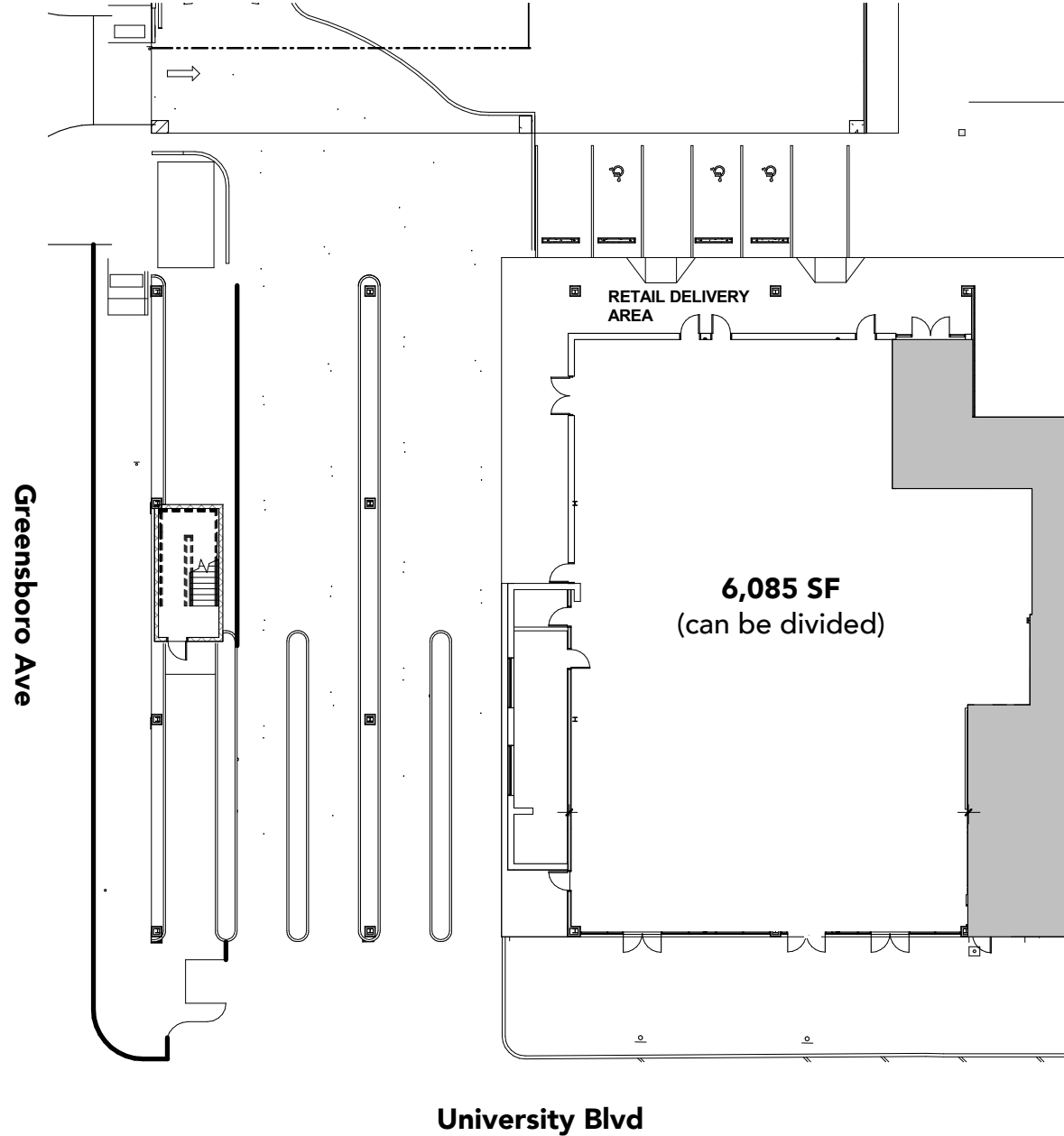
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# ANNEX SITE PLAN



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