

# Commercial Property For Sale

Highway 69 South Tuscaloosa, AL

MAP DEVELOPMENT, LLC  
Retail Developers & Brokerage Services



Google Earth

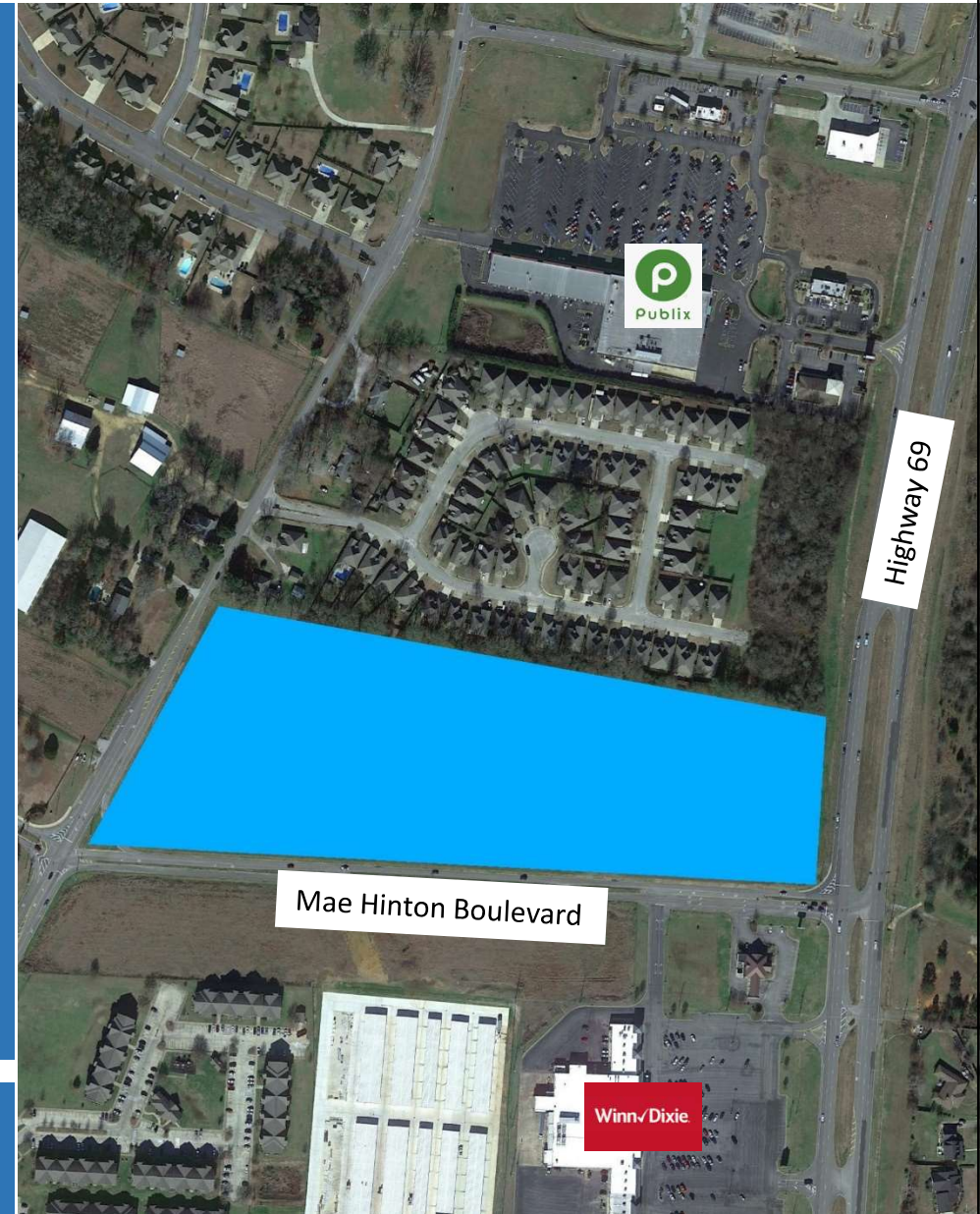
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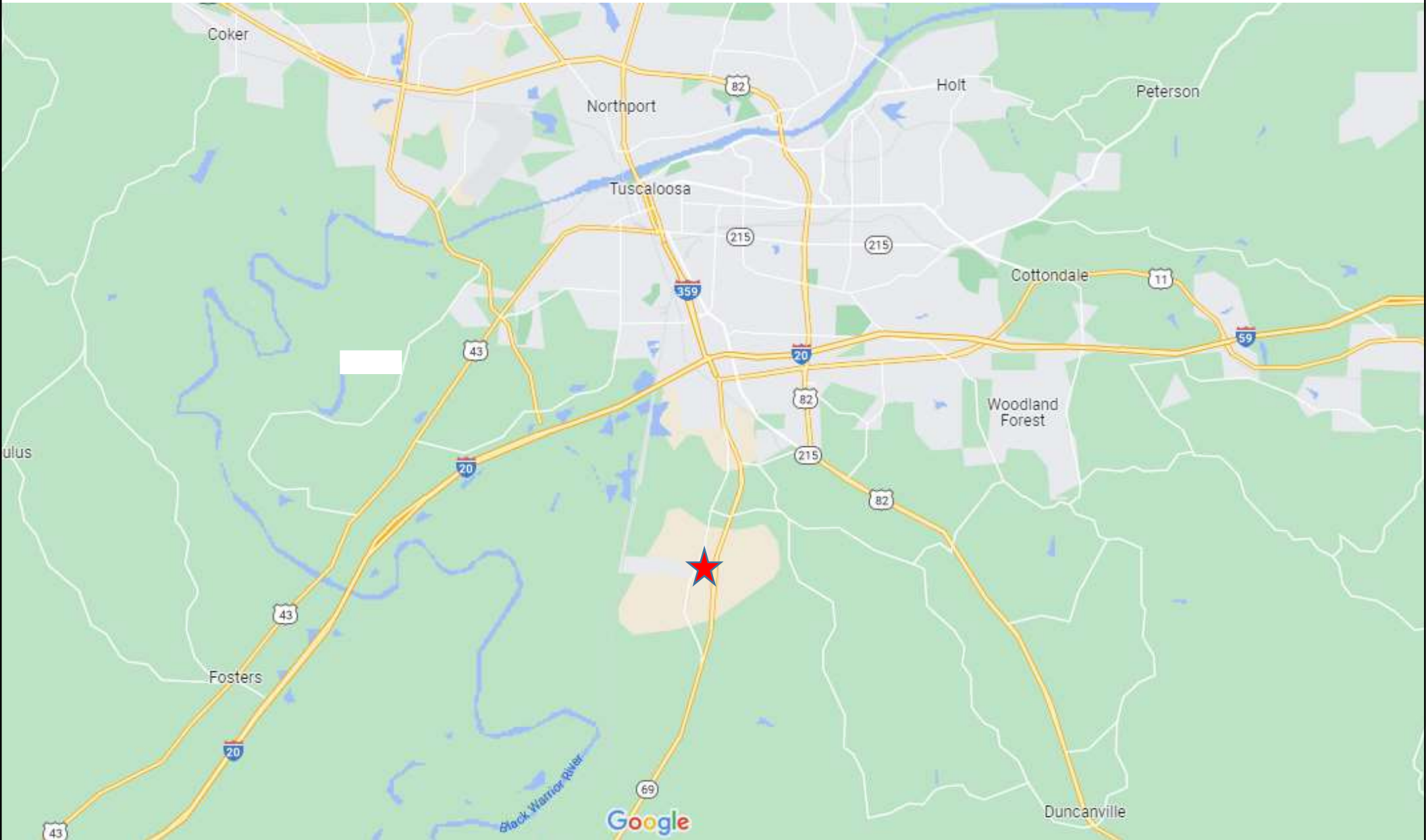
- Highway 69 South Retail Corridor
- +/- 18 acres
- NWC of Highway 69 South and Mae Hinton Boulevard
- +/- 400' of Highway 69 Frontage
- Traffic Count: 36,565 AADT
- Zoning: County
- Four secondary schools in 1 mile radius with 3,000+ students
- At Shelton State Community College with 7,000 students

Call for Pricing



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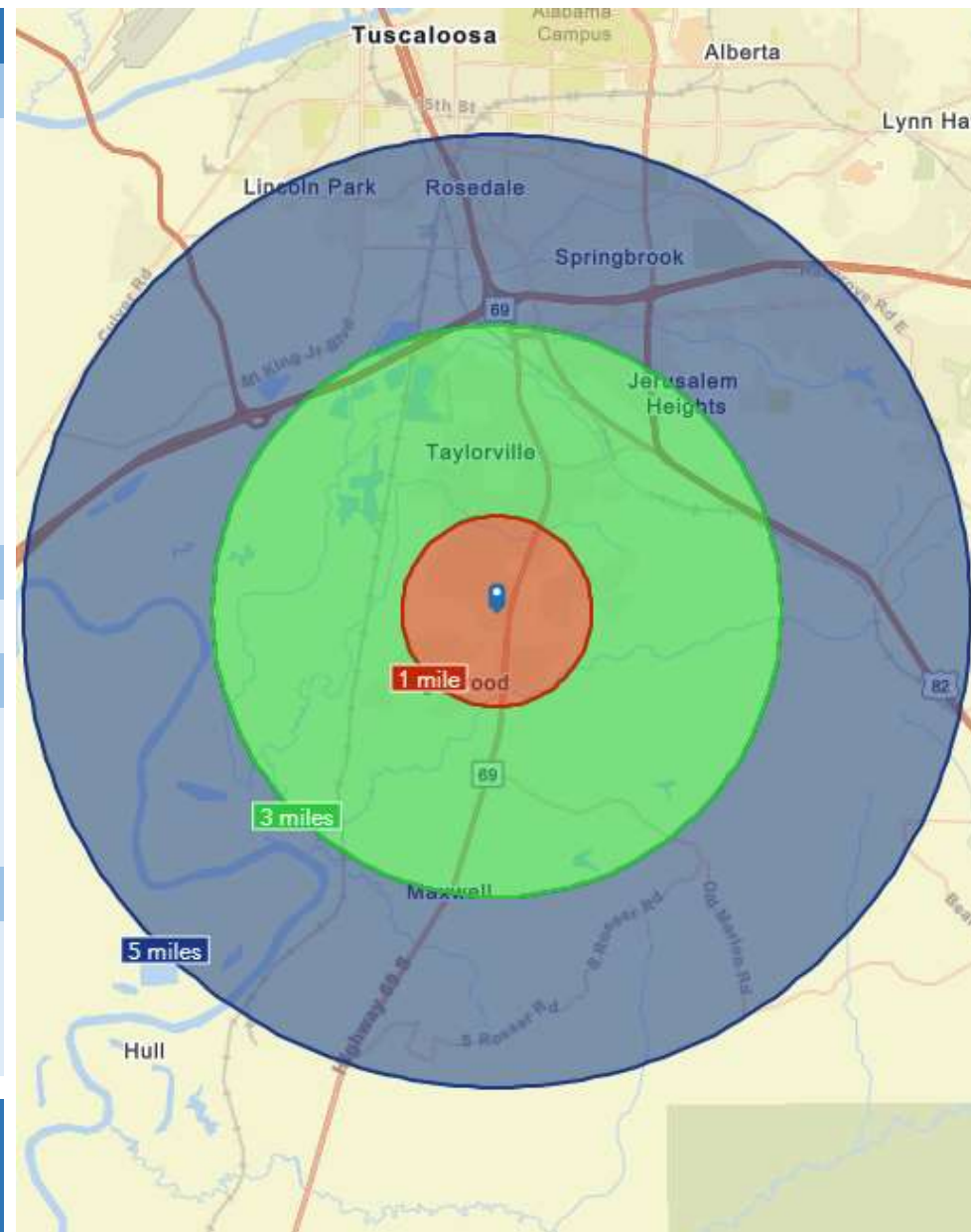
# Commercial Property For Sale

## Highway 69 South Tuscaloosa, AL

**MAP DEVELOPMENT, LLC**  
Retail Developers & Brokerage Services

Retail Developers & Brokerage Services

	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2010 Population	5,182	10,765	31,248
2020 Population	6,572	14,530	33,596
2022 Population	6,851	14,791	34,489
2027 Population	7,146	15,224	35,572
2010-2020 Annual Rate	2.40%	3.04%	0.69%
2020-2022 Annual Rate	1.87%	0.79%	1.17%
2022-2027 Annual Rate	0.85%	0.58%	0.62%
Median Age	36.4	34.7	33.0
<b>MORTGAGE INCOME</b>			
2022 Percent of Income for Mortgage	11.7%	16.4%	22.5%
<b>MEDIAN HOUSEHOLD INCOME</b>			
2022 Median Household Income	\$100,211	\$62,487	\$41,524
2027 Median Household Income	\$108,640	\$77,377	\$50,531
2022-2027 Annual Rate	1.63%	4.37%	4.00%
<b>AVERAGE HOUSEHOLD INCOME</b>			
2022 Average Household Income	\$114,468	\$90,338	\$64,646
2027 Average Household Income	\$137,059	\$107,333	\$76,057
2022-2027 Annual Rate	3.67%	3.51%	3.30%



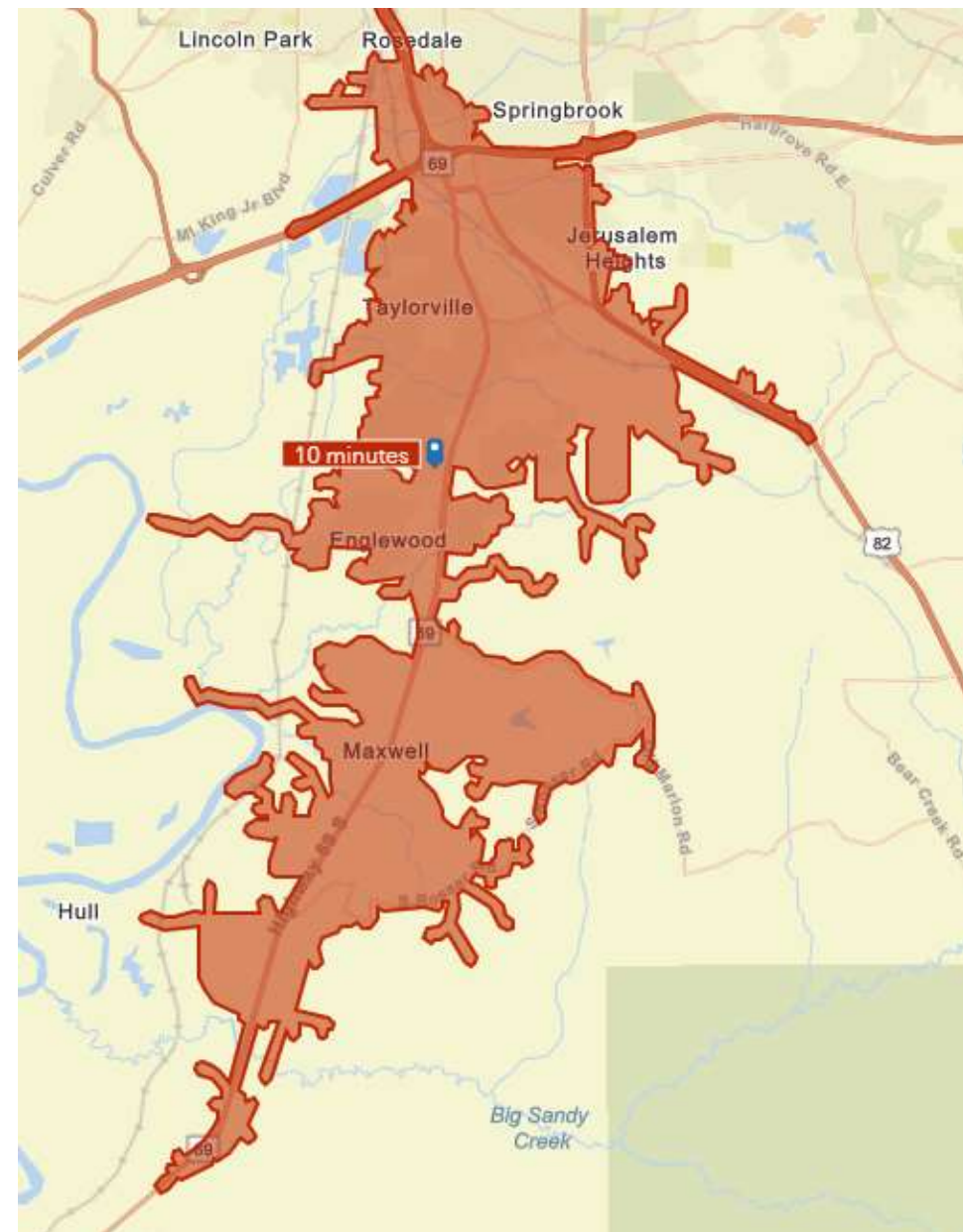
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MAP DEVELOPMENT, LLC  
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## Highway 69 South Tuscaloosa, AL

	10 Minute Drive Time
<b>POPULATION</b>	
2010 Population	17,268
2020 Population	23,005
2022 Population	23,645
2027 Population	24,518
2010-2020 Annual Rate	2.91%
2020-2022 Annual Rate	1.23%
2022-2027 Annual Rate	0.73%
Median Age	35.1
<b>MORTGAGE INCOME</b>	
2022 Percent of Income for Mortgage	15.3%
<b>MEDIAN HOUSEHOLD INCOME</b>	
2022 Median Household Income	\$69,493
2027 Median Household Income	\$86,488
2022-2027 Annual Rate	4.47%
<b>AVERAGE HOUSEHOLD INCOME</b>	
2022 Average Household Income	\$96,611
2027 Average Household Income	\$115,731
2022-2027 Annual Rate	3.68%



## Call for Pricing