

# RETAIL SPACE FOR LEASE

**+/- 3,071 S/F**  
Metalworks Development  
Downtown Tuscaloosa, Alabama



**LOCATION:** Downtown Tuscaloosa near riverfront area. Close proximity to Tuscaloosa Amphitheatre, Federal Courthouse, new Embassy Suites, multiple new and proposed developments, and the downtown entertainment district.

**PROPERTY DETAILS:** One space remaining!  
+/- 3,071 s/f of retail space ready for buildout.  
Fully renovated historic building with unique style and charm.

## COMMENTS:

- Excellent visibility and exposure on 21st Avenue, a heavily traveled downtown artery. Strong tourist/visitor exposure.
- Four blocks east of Tuscaloosa Amphitheatre
- Less than one mile to UA campus
- Several high-density student housing projects and hotels planned or under construction within walking distance
- On-site parking
- Ten minute walk to Bryant Denny Stadium

FOR MORE INFORMATION,  
PLEASE CONTACT:

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