

NEW MIXED USE DEVELOPMENT  
the retail shops at  
**ROCK POINT DOWNTOWN**

LOCATED AT THE CORNER OF LURLEEN WALLACE BOULEVARD SOUTH AND UNIVERISTY BOULEVARD

Tuscaloosa, Alabama

Up to 7,290 SF of restaurant and retail space  
Available August, 2015



Exclusively marketed by:

**PROGRESSIVE  
PROPERTIES**

COMMERCIAL REAL ESTATE

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For more information, contact:

|                        |              |
|------------------------|--------------|
| Progressive Properties | 205.469.0106 |
| Sam Brewer             | 205.534.9043 |
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# DOWNTOWN TUSCALOOSA, AL



EST. 2013  
**RIVERFRONT**  
Village  
TUSCALOOSA, ALABAMA

Under Construction  
30,000 s/f retail, 452 beds

**T** Tuscaloosa news

ADT: >60,000 VPD 2013

Under construction  
EMBASSY SUITES  
HOTELS  
154 Suites

**RENASANT**  
BANK  
Under Construction

ADT: 11,850 VPD 2013

2700  
CAPITOL PARK  
New! Mixed Use  
162 beds

**HOME**  
SUITES BY HILTON  
Under Construction  
113 Suites



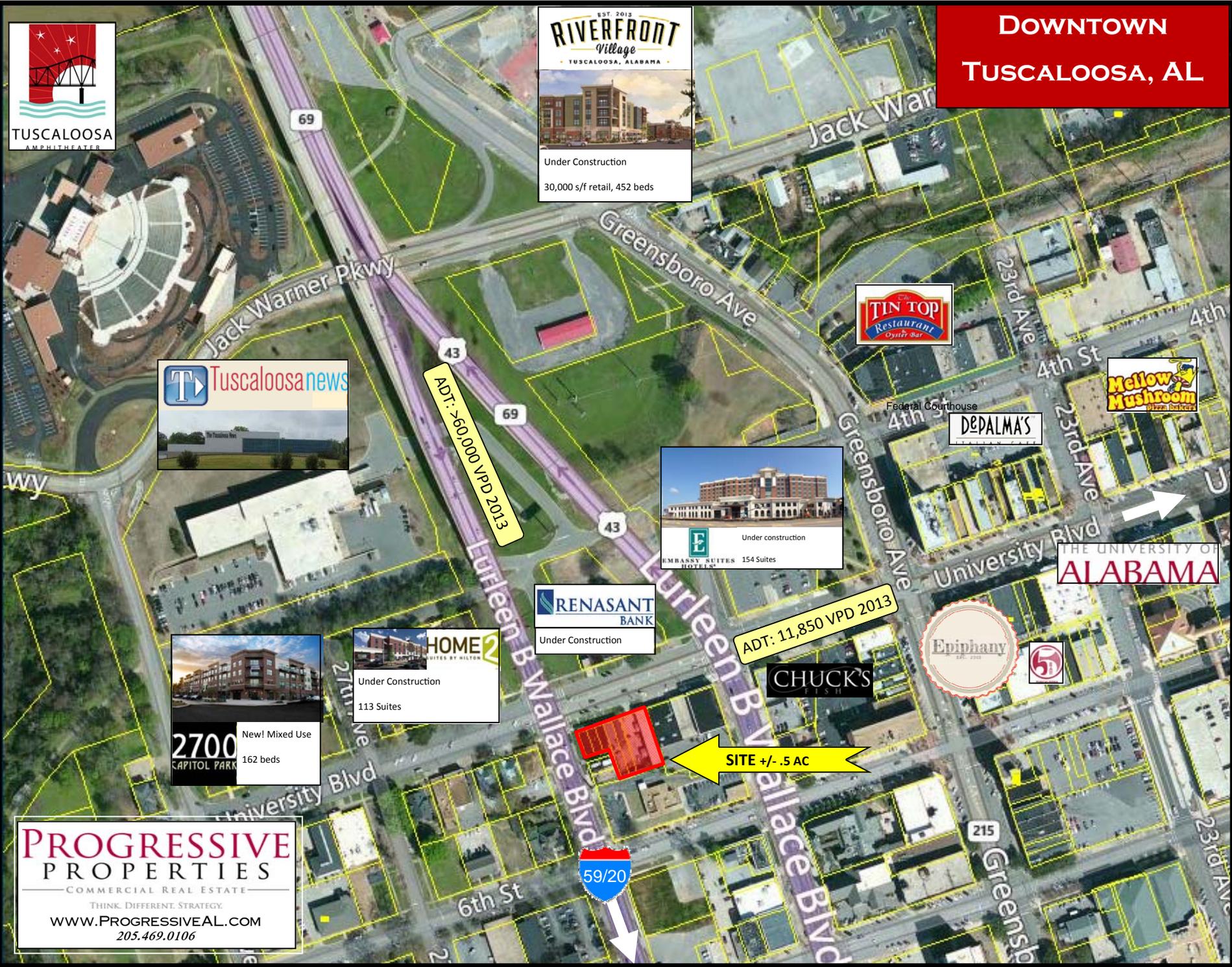
SITE +/- .5 AC



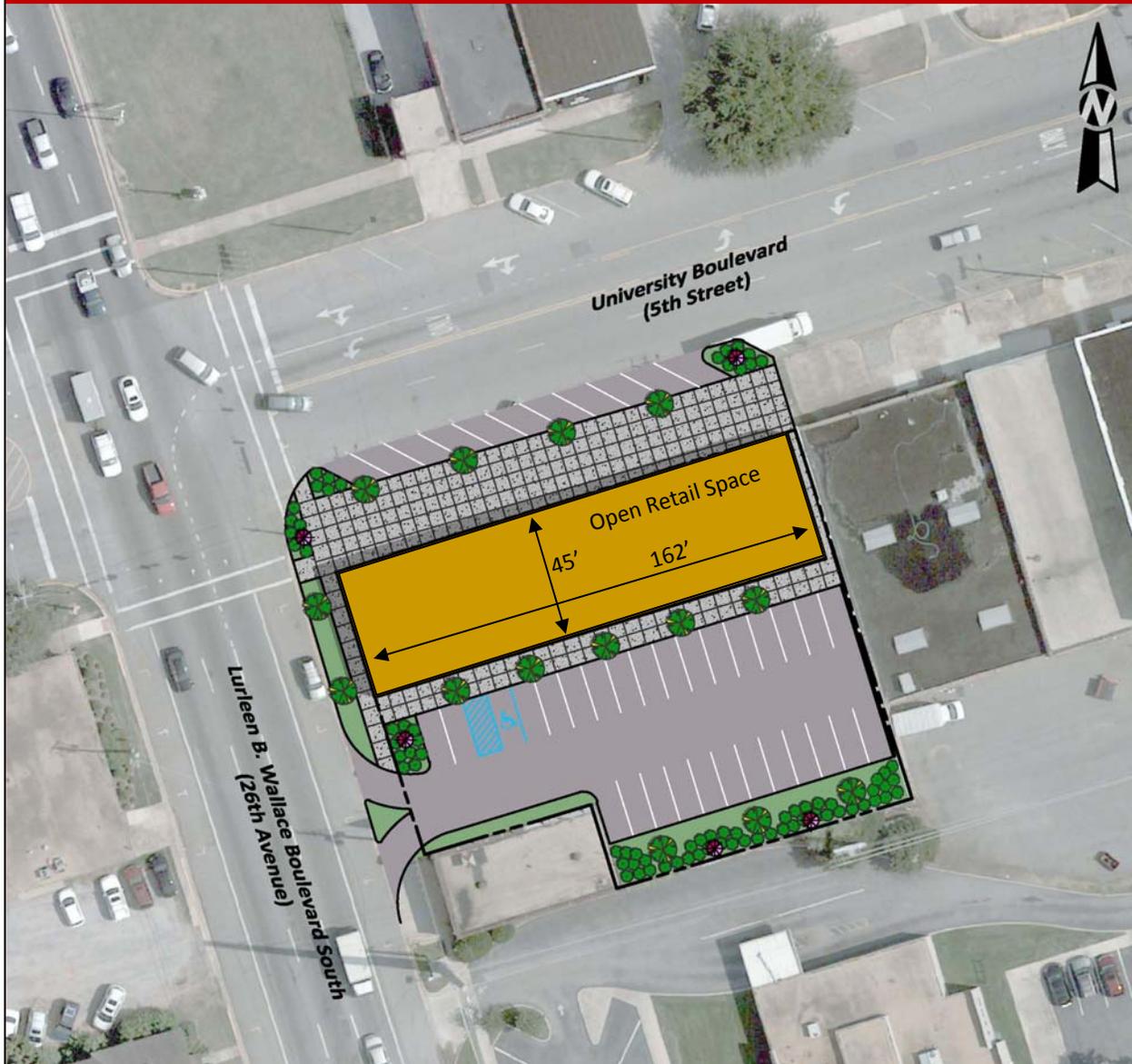
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THE UNIVERSITY OF  
**ALABAMA**



# ROCK POINT DOWNTOWN



- Located at the 2500 Block of University Boulevard
- Up to 7,290 SF of restaurant or retail under two-bedroom lofts.
- Available August, 2015
- Highest traffic counts in Tuscaloosa, AL— over 70,000 VPD pass within 1 block
- Excellent visibility from Lurleen Wallace Blvd. (U.S. Hwy 43) and University Boulevard, both primary downtown arteries
- Within a block of Tuscaloosa's newest hotels— Embassy Suites and Hilton Home2 Suites
- Ample parking—29 on-site and 11 street spaces, shared with 18 residential units
- 1 +/- mile from University of Alabama campus and Bryant Denny Stadium
- Large streetfront common area— suitable for patio dining or merchandise displays
- Space for delivery truck access at rear of facility
- 2 blocks from the Tuscaloosa Amphitheatre

# Downtown Tuscaloosa

Downtown Tuscaloosa is a story of success resulting from cooperation between local government and private business and development. Long the center of commerce for West Alabama, downtown has seen millions of dollars in investment from local and state/federal governments be followed by millions more from private entities, most recently with the addition of two long-awaited hotels.

Downtown is the home to a vibrant entertainment district, unique retail shops and restaurants, beautiful streetscaping, and traditional southern architecture. It is the gateway to the University of Alabama and its over 34,000 students. Featuring a \$60 Million federal courthouse, a new Amphitheatre and Rivermarket, along with a 3-mile walking trail known as the Riverwalk, downtown is a very livable area which has found appeal from both students and families. Hundreds of new apartments have been added to the mix over the past three years, and our new downtown residents need retail and restaurants to shop and dine at.

Downtown is now an ideal setting for visitors as well. The new Embassy Suites and Hilton Home2 Suites hotels will provide an additional influx of people to support more growth downtown. With a location less than a mile from 101,000 capacity Bryany Denny Stadium, home of the Alabama Crimson Tide, and from the University of Alabama itself, this area's popularity is expected to continue to increase.



# ROCK POINT DOWNTOWN

*Located in the heart of beautiful  
Downtown Tuscaloosa,  
Alabama*

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