



PROPERTY DESCRIPTION

Northshore Professional Park Office Suites available March 2024. 4,385sf can be subdivided. Centrally located with easy access to all of Tuscaloosa Metro.

PROPERTY HIGHLIGHTS

- Professional Office Space
- RARE VACANCY!!!
- 4,385sf
- Can be subdivided +/-2,500sf (rough estimate)

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,055 - 4,385 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	414	1,275	5,052
Total Population	698	2,115	9,029
Average HH Income	\$59,490	\$57,399	\$41,970

TRISH RUSHING, CCIM

205.930.1785

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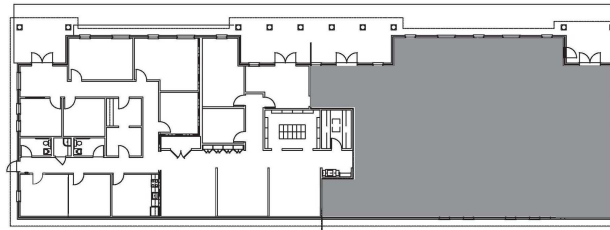


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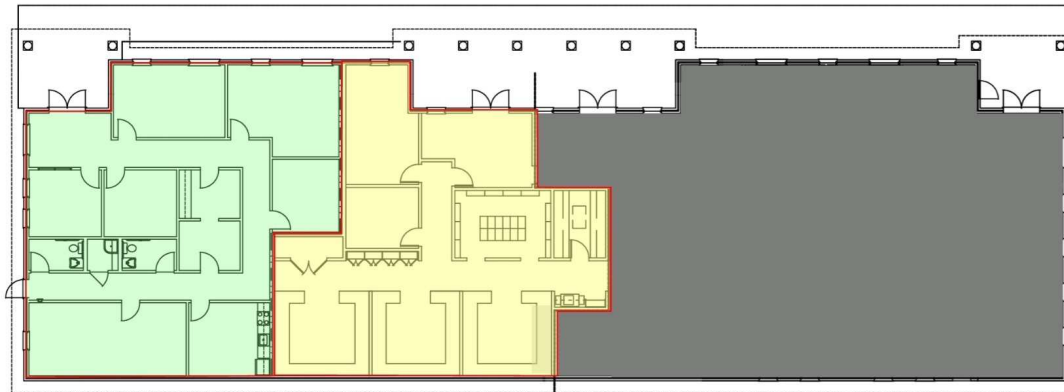
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1820 Rice Mine Road, Ste 200
(Approx. 4,385 SF)



1820 Rice Mine Road N.

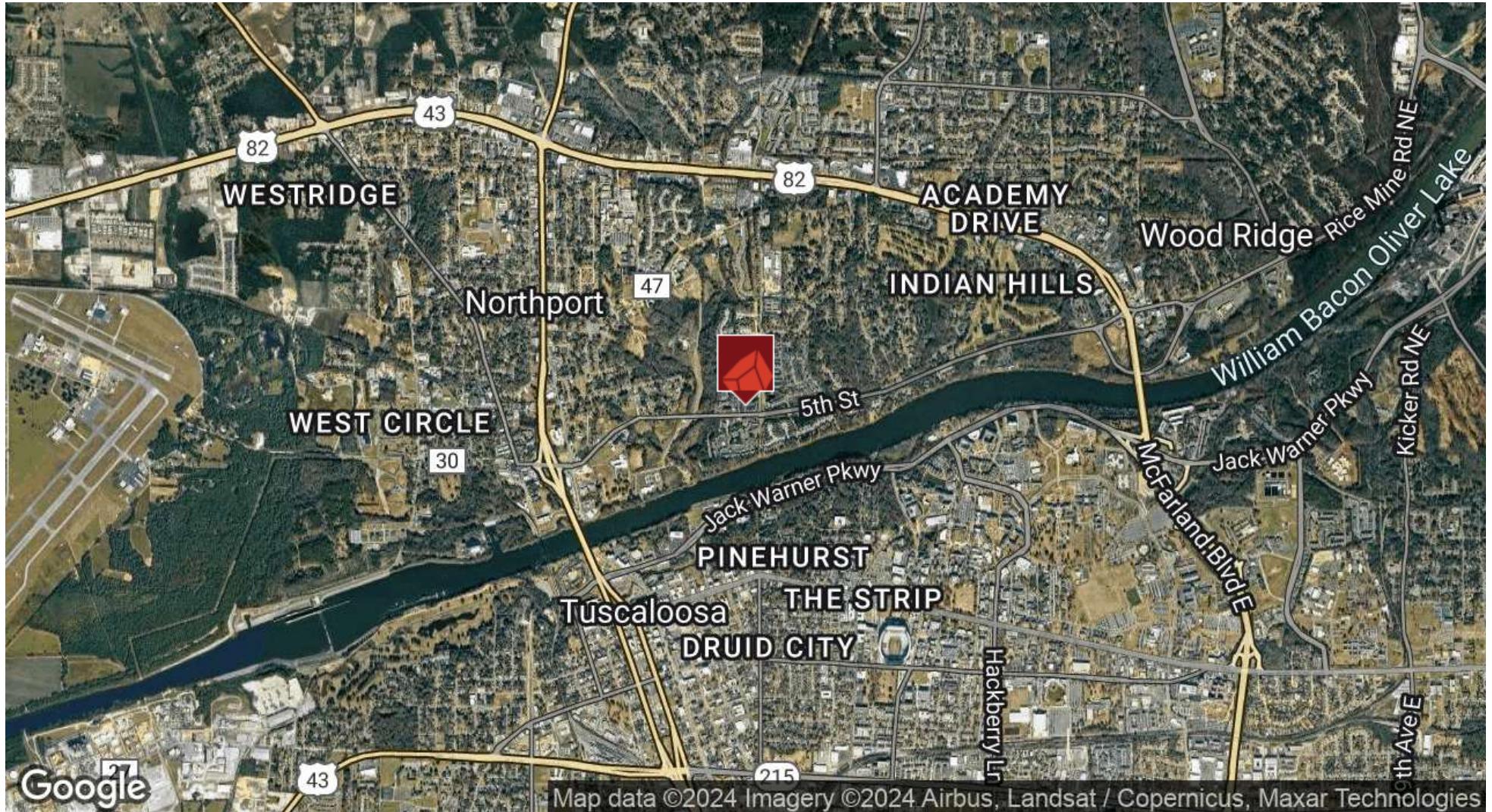
- Suite 200 - 2,055 SF
- Suite 300 - 2,330 SF



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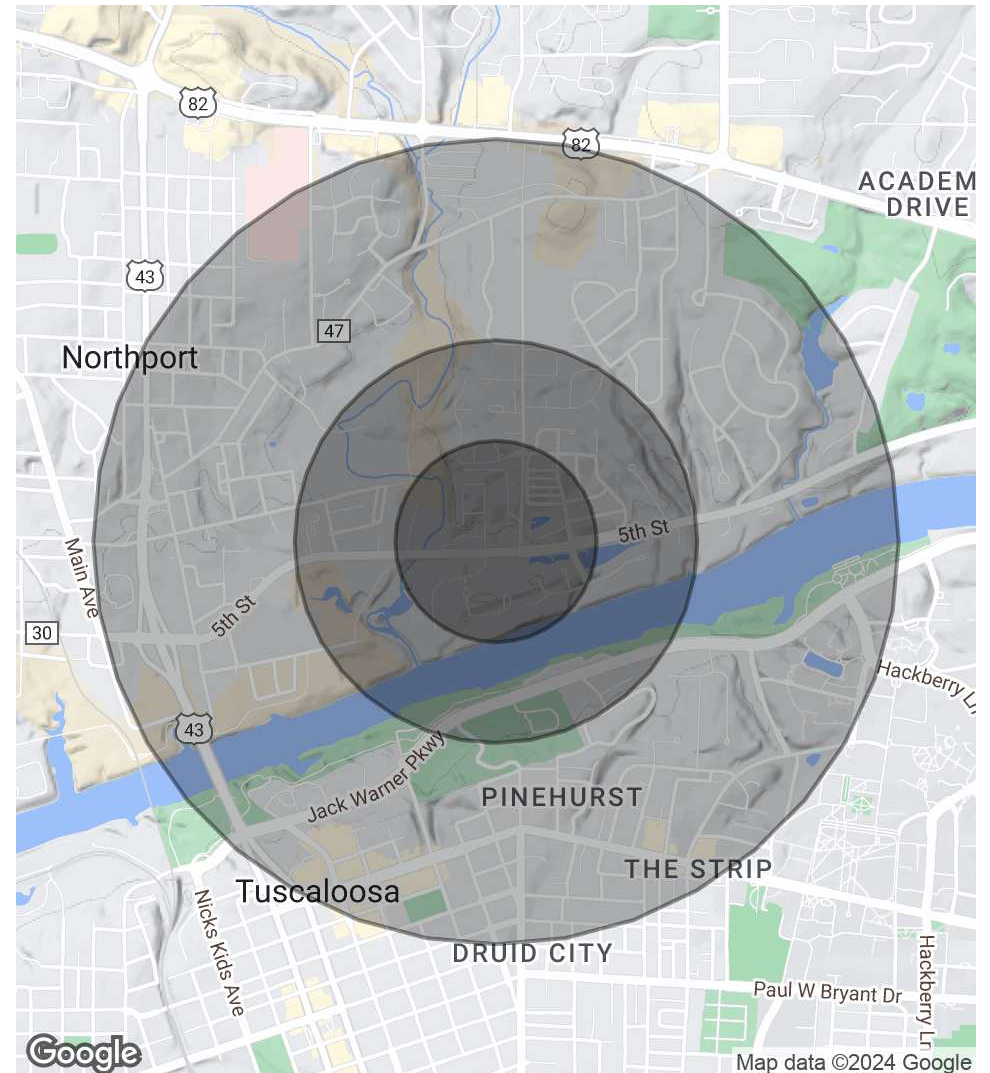
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	698	2,115	9,029
Average Age	30.2	29.9	29.1
Average Age (Male)	27.1	26.2	26.5
Average Age (Female)	34.1	34.9	31.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	414	1,275	5,052
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$59,490	\$57,399	\$41,970
Average House Value	\$238,519	\$246,918	\$225,091

2020 American Community Survey (ACS)



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