

Conceptual Photo



MCFARLAND C-STORE END CAP

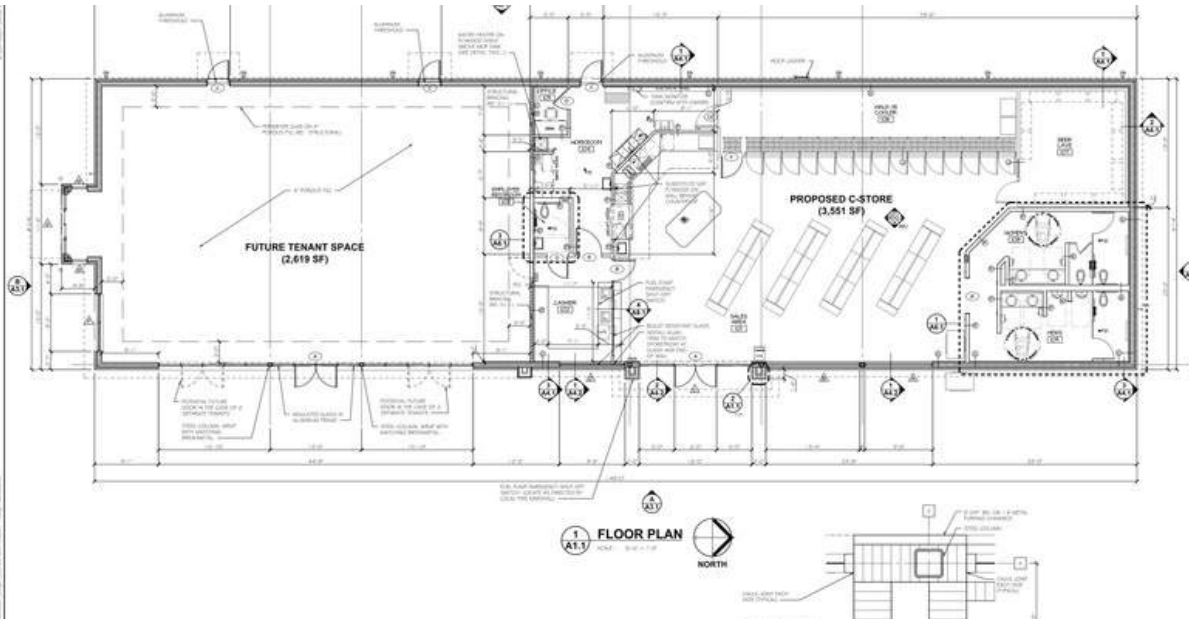
3904 McFarland Blvd, Tuscaloosa, AL 35405



McFarland C-Store End Cap

3904 McFarland Blvd, Tuscaloosa, AL 35405

FOR LEASE



AVAILABILITY

DRIVE-THRU/END CAP

+/- 2,600 SF

CONTACT

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PROPERTY OVERVIEW

- Co-tenant with a nationally branded c-store with over 200 ft of frontage to McFarland Blvd.
- Subject site is 1 parcel off Interstate I-20/59.
- New Construction with two ingress/egress points for smooth traffic flow.
- Ideal for any Food and Beverage user.
- Heavily traveled corridor plus interstate traffic.

TRAFFIC COUNTS

McFarland Blvd.

43,978 VPD

SURROUNDING TENANTS



McFarland C-Store End Cap

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FOR LEASE



Executive Summary

3904 McFarland Blvd E, Tuscaloosa, Alabama, 35405

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	7,525	53,350	107,585
2020 Population	7,951	58,966	117,683
2025 Population	7,937	64,027	129,290
2030 Population	7,973	64,949	131,372
2010-2020 Annual Rate	0.55%	1.01%	0.90%
2020-2025 Annual Rate	-0.03%	1.58%	1.81%
2025-2030 Annual Rate	0.09%	0.29%	0.32%

Age	1 mile	3 miles	5 miles
2025 Median Age	32.2	26.1	27.6
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	23.1%	43.0%	45.8%
Black Alone	69.2%	45.2%	43.7%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	1.3%	2.0%	2.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	3.1%	2.2%	2.8%
Two or More Races	3.1%	7.2%	5.4%
Hispanic Origin	4.0%	7.2%	6.1%
Diversity Index	50.7	65.7	64.2

Households	1 mile	3 miles	5 miles
2010 Total Households	3,304	22,528	43,231
2020 Total Households	3,678	25,529	48,317
2025 Total Households	3,813	26,943	51,244
2030 Total Households	3,927	27,942	53,301
2010-2020 Annual Rate	1.08%	1.26%	1.12%
2020-2025 Annual Rate	0.69%	1.03%	1.13%
2025-2030 Annual Rate	0.59%	0.73%	0.79%
2025 Average Household Size	2.08	2.07	2.14
Wealth Index	29	37	48

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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Executive Summary | 3904 McFarland Blvd E, Tuscaloosa, Alabama, 35405 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	32.1%	34.9%	32.2%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$38,010	\$41,318	\$50,352
2030 Median Household Income	\$44,157	\$48,219	\$56,529
2025-2030 Annual Rate	3.04%	3.14%	2.34%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$54,546	\$61,527	\$70,474
2030 Average Household Income	\$62,131	\$67,863	\$77,750

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$26,220	\$26,233	\$28,113
2030 Per Capita Income	\$30,614	\$29,552	\$31,725
2025-2030 Annual Rate	3.15%	2.41%	2.45%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	46.8	49.4	48.8

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	38.5	42.0	43.5

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	77	70	76
2010 Total Housing Units	3,826	25,791	48,552
2010 Owner Occupied Hus (%)	32.8%	34.8%	44.2%
2010 Renter Occupied Hus (%)	67.2%	65.2%	55.8%
2010 Vacant Housing Units (%)	13.6%	12.7%	11.0%
2020 Housing Units	4,003	30,282	55,702
2020 Owner Occupied HUs (%)	27.2%	29.6%	39.9%
2020 Renter Occupied HUs (%)	72.8%	70.4%	60.1%
Vacant Housing Units	9.6%	15.5%	13.3%
2025 Housing Units	4,120	31,751	58,784
Owner Occupied Housing Units	28.0%	29.9%	40.4%
Renter Occupied Housing Units	72.0%	70.1%	59.6%
Vacant Housing Units	7.5%	15.1%	12.8%
2030 Total Housing Units	4,236	32,891	61,077
2030 Owner Occupied Housing Units	1,137	8,450	21,687
2030 Renter Occupied Housing Units	2,791	19,492	31,614
2030 Vacant Housing Units	309	4,949	7,776

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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