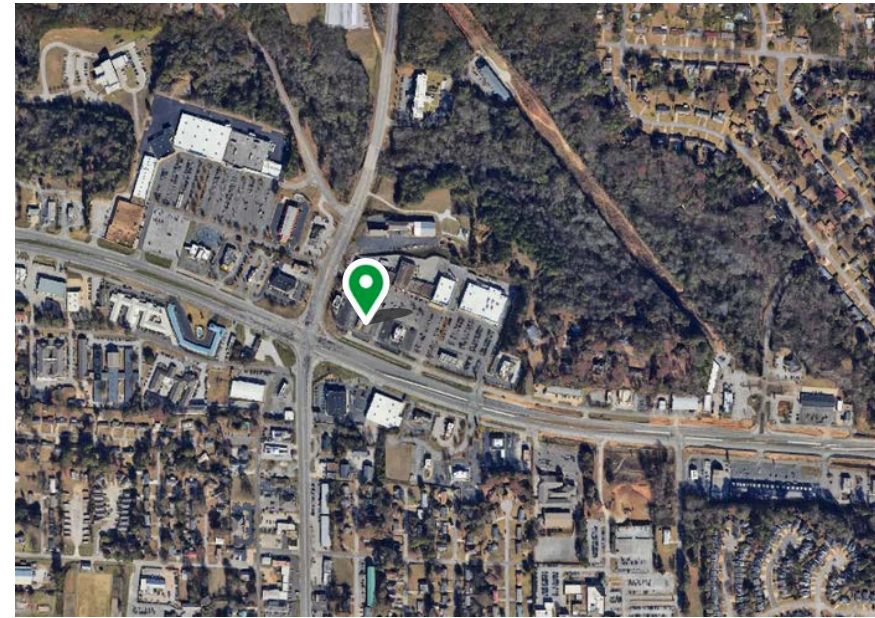




RARE NORTHPORT OUTPARCEL

1816 McFarland Blvd, Northport, AL 35476





AVAILABILITY

GROUND LEASE ONLY

APPROX 0.3 ACRES + CROSS
PARKING / ACCESS

CONTACT

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PROPERTY OVERVIEW

- Highly sought after outparcel of Northport Corners, which sits at the main intersection of McFarland Blvd/US-82 and Hwy 69 N.
- This intersection gets over 50,000 vehicles per day; considered "Main & Main" of Northport.
- Outparcel to Northport Corners, Co-tenants with Walmart Neighborhood Market, Harbor Freight, Chickfila, Taco Bell, Arby's, Hibbett, and Rent-A-Center.
- Other national retailers at this intersection include Publix, Hobby Lobby, CVS, Walgreens, Wells Fargo, Wendy's, McDonald's, Advance Auto, Aaron's and Office Depot.
- Amazing visibility with multiple access points, including a full traffic signal in front of Walmart Neighborhood Market.
- Ideal site for nationally branded users who require A+ real estate.
- Just minutes from the University of Alabama, which has over 35,000 students.

SURROUNDING TENANTS



Rare Northport Outparcel

1816 McFarland Blvd, Northport, AL 35476

FOR LEASE



Rare Northport Outparcel

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FOR LEASE



Executive Summary

1816 McFarland Blvd, Northport, Alabama, 35476

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	7,647	43,688	89,287
2020 Population	7,973	47,387	99,591
2025 Population	8,699	57,635	111,747
2030 Population	8,750	58,588	113,686
2010-2020 Annual Rate	0.42%	0.82%	1.10%
2020-2025 Annual Rate	1.67%	3.80%	2.22%
2025-2030 Annual Rate	0.12%	0.33%	0.34%

Age	1 mile	3 miles	5 miles
2025 Median Age	43.6	24.8	26.9
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	56.3%	63.1%	56.1%
Black Alone	33.1%	23.9%	32.2%
American Indian Alone	0.4%	0.6%	0.6%
Asian Alone	1.5%	2.3%	2.1%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	4.5%	3.5%	3.2%
Two or More Races	4.1%	6.5%	5.8%
Hispanic Origin	7.1%	8.4%	7.1%
Diversity Index	62.5	61.0	63.3

Households	1 mile	3 miles	5 miles
2010 Total Households	3,133	16,118	34,552
2020 Total Households	3,212	17,199	38,986
2025 Total Households	3,326	18,379	41,490
2030 Total Households	3,421	19,213	43,243
2010-2020 Annual Rate	0.25%	0.65%	1.21%
2020-2025 Annual Rate	0.67%	1.27%	1.19%
2025-2030 Annual Rate	0.56%	0.89%	0.83%
2025 Average Household Size	2.18	2.15	2.20
Wealth Index	53	62	57

¹ **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 | 1816 McFarland Blvd, Northport, Alabama, 35476 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	21.9%	29.8%	33.9%

Median Household Income	1 mile	3 miles	5 miles
2025 Median Household Income	\$64,276	\$60,283	\$52,600
2030 Median Household Income	\$69,676	\$68,017	\$58,897
2025-2030 Annual Rate	1.63%	2.44%	2.29%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$79,068	\$82,587	\$76,917
2030 Average Household Income	\$87,565	\$90,552	\$84,126

Per Capita Income	1 mile	3 miles	5 miles
2025 Per Capita Income	\$33,481	\$27,364	\$29,019
2030 Per Capita Income	\$37,606	\$30,720	\$32,475
2025-2030 Annual Rate	2.35%	2.34%	2.28%

Income Equality	1 mile	3 miles	5 miles
2025 Gini Index	44.9	49.3	51.0

Socioeconomic Status	1 mile	3 miles	5 miles
2025 Socioeconomic Status Index	47.5	46.9	44.4

Housing Unit Summary	1 mile	3 miles	5 miles
Housing Affordability Index	113	83	73
2010 Total Housing Units	3,439	17,868	38,662
2010 Owner Occupied Hus (%)	47.4%	47.1%	46.6%
2010 Renter Occupied Hus (%)	52.6%	52.9%	53.4%
2010 Vacant Housing Units (%)	8.9%	9.8%	10.6%
2020 Housing Units	3,482	19,719	44,977
2020 Owner Occupied HUs (%)	45.7%	46.4%	44.9%
2020 Renter Occupied HUs (%)	54.3%	53.6%	55.1%
Vacant Housing Units	7.4%	12.6%	13.2%
2025 Housing Units	3,584	20,969	47,593
Owner Occupied Housing Units	46.3%	46.5%	45.1%
Renter Occupied Housing Units	53.7%	53.5%	54.9%
Vacant Housing Units	7.2%	12.3%	12.8%
2030 Total Housing Units	3,680	21,923	49,557
2030 Owner Occupied Housing Units	1,614	9,005	19,610
2030 Renter Occupied Housing Units	1,807	10,209	23,633
2030 Vacant Housing Units	259	2,710	6,314

¹ **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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