BLACK WARRIOR CENTER

Northport, AL 35476

RETAIL SPACE
FOR LEASE

Lease Rate:
$3,500 / Month Gross

RIGHT SPACE COMMERCIAL





PROPERTY OVERVIEW

Highlights

- **44,280 SF neighborhood shopping center**
- **±557 feet of McFarland Boulevard frontage**
- **Approximately 32,000 vehicles per day**
- **Large shared surface parking field**
- **Storefront and pylon signage opportunities**
- **Established Northport commercial corridor**

Black Warrior Center is a 44,280 SF neighborhood shopping center located along McFarland Boulevard (Hwy 82) in Northport, Alabama. The single-story center occupies two adjoining parcels and features a long storefront line with strong visibility along one of Northport's primary commercial corridors.

The property offers approximately **557 feet of McFarland Boulevard frontage** with exposure to approximately **32,000 vehicles per day**. A **large shared parking field** provides convenient access directly in front of the storefronts, while individual tenant signage and pylon signage provide additional visibility.

Property Specs

Property Type

Shopping Center

Total Building Size

44,280 SF

Available Space

±3,000 SF

Available Units

1

Parking

Shared Surface Parking

Lease Type

Gross

Lease Term

36-60 Months

Zoning

C-6 Highway Commercial

FOR LEASE

$3,500 / Month

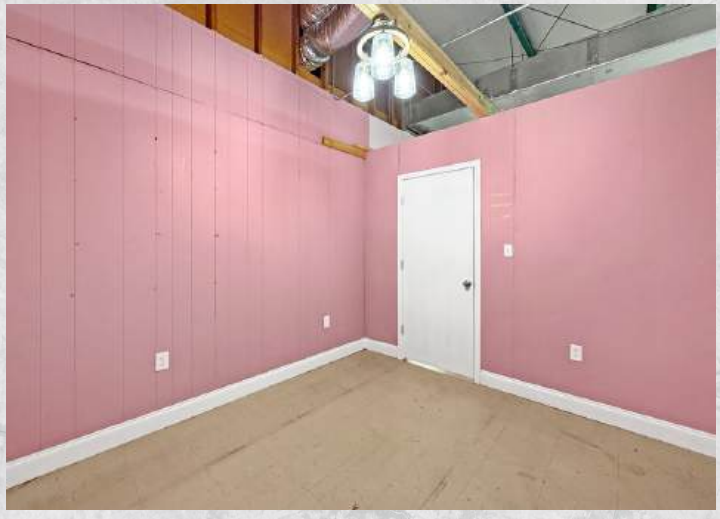
RIGHT SPACE COMMERCIAL

Property Photos













RIGHT SPACE
COMMERCIAL

Available Space

Suite 226 | ±3,000 SF

$3,500 / Month Gross
Available Now

Suite 226 offers approximately **3,000 SF** of in-line commercial space at Black Warrior Center. The suite features a **large glass storefront**, direct access from the center's shared parking area, and a mostly open layout that provides flexibility for a range of business concepts.

The interior includes several open areas that can be used for retail, showroom, customer service, or workspace functions. Existing built-in shelving and display fixtures are located toward the front of the suite, while the rear portion provides additional open space with a higher exposed ceiling. The suite also includes a smaller enclosed room and a private restroom.

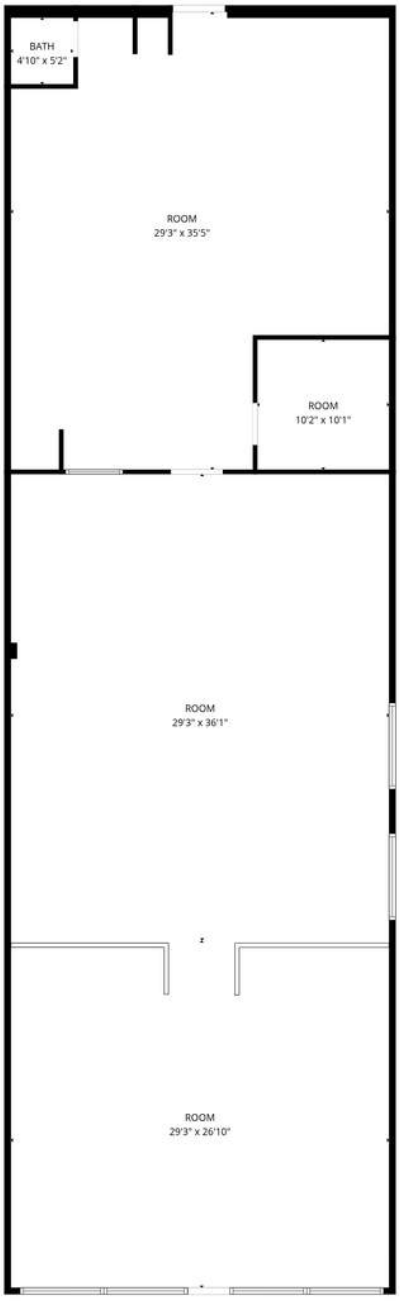
The adaptable layout gives a future tenant the ability to reconfigure the space around its operation while benefiting from storefront signage, convenient customer parking, and Black Warrior Center's McFarland Boulevard location.

Suite Highlights

- **±3,000 SF in-line suite**
- **Large glass storefront**
- **Mostly open floor plan**
- **Built-in display shelving**
- **High-ceiling rear area**
- **Private restroom**

RIGHT SPACE COMMERCIAL

SUITE 226 FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

RIGHT SPACE COMMERCIAL

LOCATION & ACCESS

Northport, Alabama



Location Overview

Black Warrior Center is located along **McFarland Boulevard (Hwy 82)**, one of Northport's primary commercial corridors. The property offers approximately **557 feet of road frontage** and exposure to approximately **32,000 vehicles per day**, providing strong visibility for businesses throughout the center.

The surrounding corridor includes an established mix of retail, restaurants, services, and residential neighborhoods. McFarland Boulevard also serves as a major route through the Tuscaloosa-Northport market, providing convenient access for customers and employees traveling throughout the area.

RIGHT SPACE COMMERCIAL

Need a New Space for Your Business?

Call today to see if this space or one of our other properties can work for you!





Richard Henry

Owner
REALTOR® | Qualifying Broker

Delana Roe

Chief Operating Officer
REALTOR® | Associate Broker

(205) 236-5396

info@rightspacecre.com

RightSpaceCRE.com

Information contained herein is deemed reliable but not guaranteed.

RIGHT SPACE COMMERCIAL