THE DRUID

2365 JACK WARNER PKWY, Tuscaloosa, AL 35401

RETAIL SPACE
FOR LEASE

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PROPERTY OVERVIEW

Highlights

- **2,915 SF and 3,240 SF suites available individually or combined for 6,155 SF**
- **Street-level storefronts with 11' glass roll-up doors**
- **Shell spaces offering flexible interior buildout options**

The Druid offers **6,155 SF of street-level retail space in downtown Tuscaloosa**. Located along Jack Warner Parkway, the redeveloped mixed-use building features luxury residential condominiums above two adjoining commercial suites, available individually or together.

Each suite offers an **open shell layout**, approximately 13' beam height, and a **large glass roll-up door** facing the street. The unfinished interiors allow tenants to plan their spaces around their specific business needs.

The property is distinguished by its prominent Tuscaloosa murals and location near Riverfront Village, Mercedes-Benz Amphitheater, and the surrounding downtown district.

Property Specs

Property Type

Storefront Retail

Available Space

2,915–6,155 SF

Retail Suites

2 | Separate or Combined

Floor

Street Level

Space Condition

Shell

Year Built / Renovated

1955 / 2026

Lease Term

36-60 Months

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$12.00 / SF / YR | NNN

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PROPERTY PHOTOS













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AVAILABLE RETAIL SPACE

Suite 101 – 3,240 SF

$12.00 / SF / YR | $3,240 / Month + NNN

The larger of the two retail suites, Suite 101 offers 3,240 SF of open shell space with a glass roll-up storefront door facing Jack Warner Parkway. The layout provides flexibility for a tenant-specific interior buildout, with approximately 13' beam height and direct street-level access. The suite may be leased independently or combined with Suite 102.

Suite 102 – 2,915 SF

$12.00 / SF / YR | $2,915 / Month + NNN

Suite 102 offers 2,915 SF of street-level retail space with an open shell layout and an 11' glass roll-up door. The unfinished interior gives tenants flexibility to create a layout suited to their operations. The suite provides a smaller footprint within The Druid while retaining the option to combine with the adjoining space.

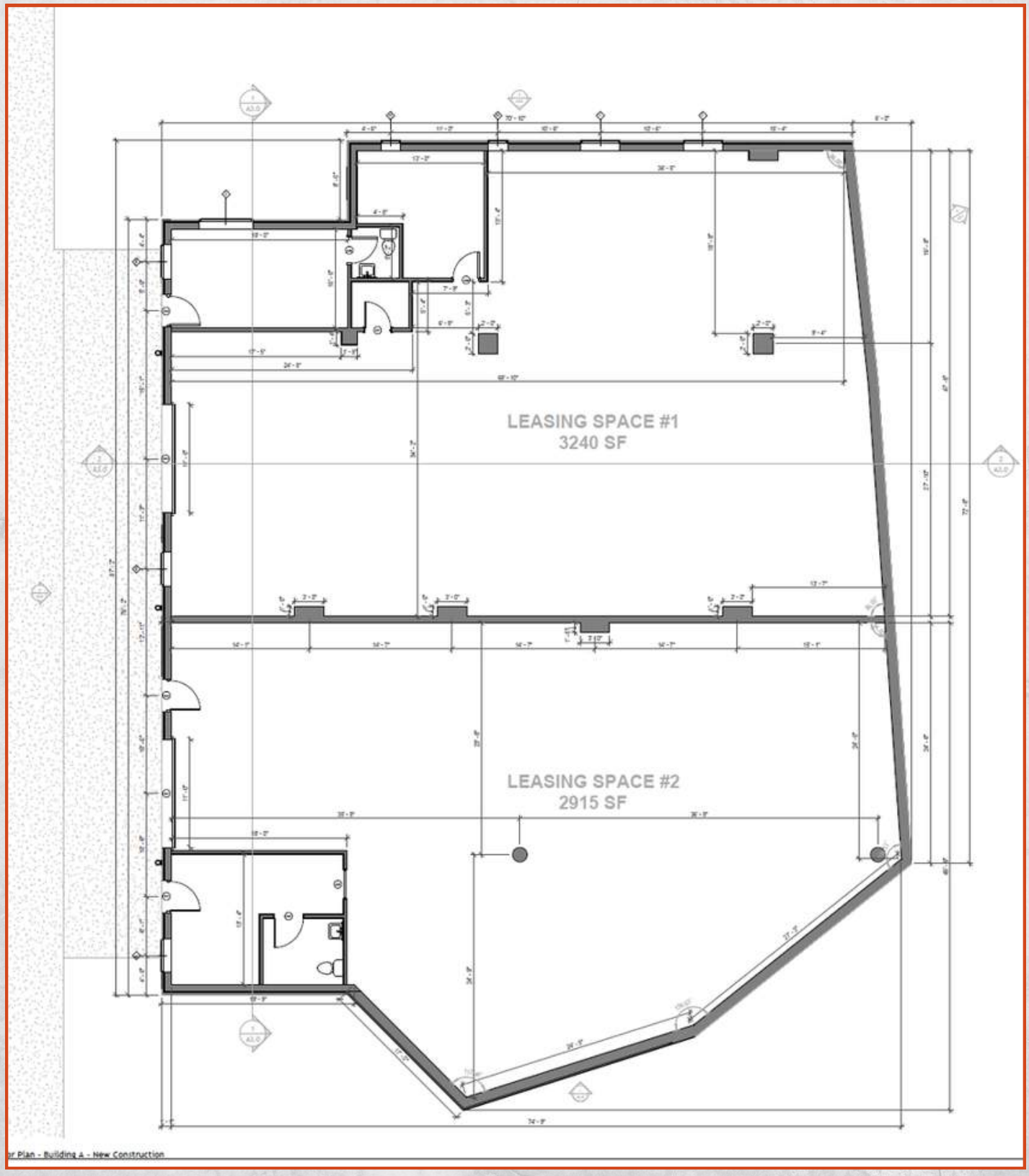
Combined Retail Space – 6,155 SF

Both suites may be leased together for a total of 6,155 SF of contiguous retail space. Combining the units provides a larger floor plan with two storefront entrances and glass roll-up doors along Jack Warner Parkway. This option offers additional flexibility for businesses needing more space for customer areas, displays, or other operations.

Base rent shown above. NNN expenses are additional. HOA expenses are listed at $299.85/month per suite and include internet, water, trash, and building insurance.

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FLOOR PLANS



Floor plans are provided for illustrative purposes. Dimensions and layouts should be independently verified.

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LOCATION & ACCESS

Downtown Tuscaloosa, Alabama



Location Overview

The Druid is located along Jack Warner Parkway in downtown Tuscaloosa, directly across from Parker-Haun Park and Riverfront Village. The property sits near the Black Warrior River, with the Mercedes-Benz Amphitheater, Tuscaloosa Riverwalk, and downtown businesses nearby.

The surrounding area includes residential developments, entertainment destinations, and public gathering spaces, placing the retail suites within an active downtown setting.

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