

4720 UNIVERSITY BLVD E

4720 UNIVERSITY BLVD E, TUSCALOOSA, AL 35404



PROPERTY DESCRIPTION

4720 University Boulevard East is a multi-tenant strip center offering flexible office and service-oriented suites in East Tuscaloosa. The property features strong road frontage along University Blvd E, shared parking, and convenient access to nearby retail, dining, and major traffic corridors.

LOCATION DESCRIPTION

Located on University Boulevard East, the property offers convenient access to major retail, service, and traffic corridors in East Tuscaloosa. Surrounding uses include national retailers, restaurants, and service providers, making it an accessible and practical location for businesses serving the greater Tuscaloosa market.

PROPERTY HIGHLIGHTS

- Multi-tenant strip center
- Flexible office and service suites
- Strong frontage on University Blvd E
- Ample parking
- Zoned General Commercial

OFFERING SUMMARY

Lease Rate:	\$2,588.00 - 2,700.00 per month (NNN)
Number of Units:	6
Available SF:	1,725 - 1,800 SF
Building Size:	9,800 SF

RICHARD HENRY

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RETAIL PROPERTY FOR LEASE
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,725 - 1,800 SF	Lease Rate:	\$2,588.00 - \$2,700.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	Available	1,800 SF	NNN	\$2,700 per month	This 1,800 SF commercial building offers a functional blend of office and light industrial space for lease at \$2,700/month (NNN). The front portion features an open office layout suitable for administrative or showroom use, while the rear includes a small warehouse/workshop area with a drive-in roll-up door for loading and storage. The property also benefits from a fenced outdoor laydown yard, providing added flexibility for contractors or service-oriented users.
Suite C	Available	1,725 SF	NNN	\$2,588 per month	Suite C at 4720 University Boulevard East offers approximately 1,725 SF of office space with a flexible layout featuring multiple private rooms connected by a central corridor, allowing for a mix of offices, meeting rooms, or work areas. The suite includes private restrooms and is well-suited for professional or service-oriented users seeking a functional setup within a multi-tenant strip center with shared parking and strong visibility along University Blvd E.

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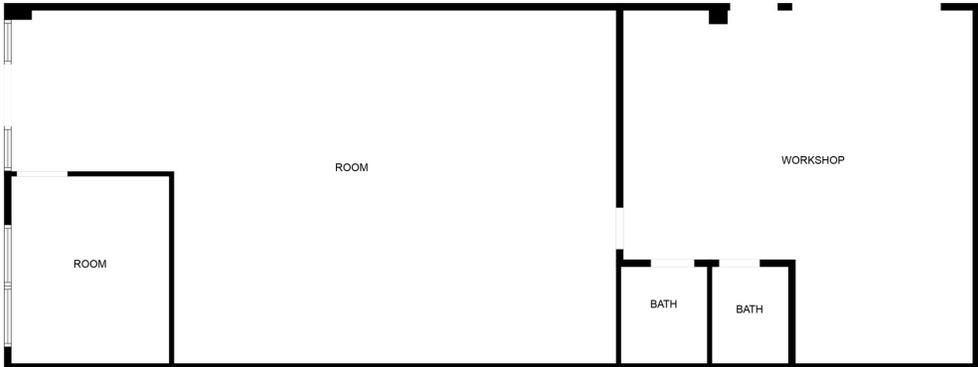


RIGHT SPACE

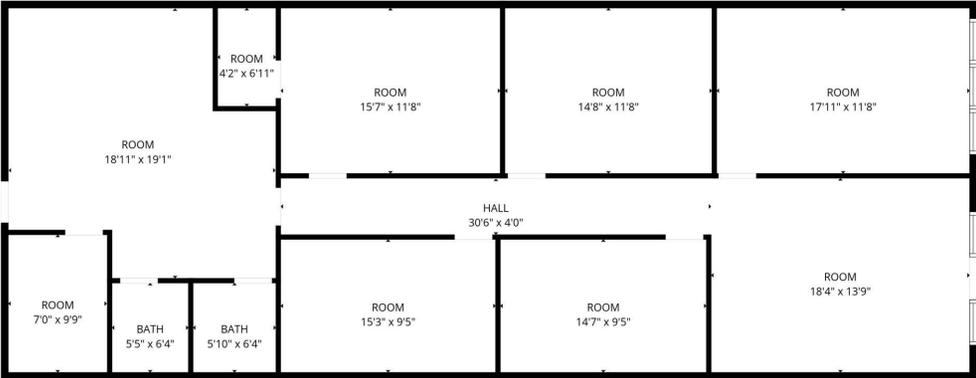
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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