

# Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups  
 Adam Aderholt  
 aaderholt@nationalland.com  
 Lat/Lon: 33.2061/-87.5047



Tuscaloosa Commercial Opportunity on University Blvd Listing 2426700						
	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Clothing, Clothing Accessories Stores</b>	\$3.67 M / \$8.41 M	-56	\$26.44 M / \$64.35 M	-59	\$58.27 M / \$87.81 M	-34
Men's Clothing Stores	\$129.62 K / \$321.62 K	-60	\$935.34 K / \$1.2 M	-22	\$2.06 M / \$2.23 M	-7
Women's Clothing Stores	\$560.52 K / \$1.33 M	-58	\$4.05 M / \$10.21 M	-60	\$8.94 M / \$16.67 M	-46
Children's, Infants' Clothing Stores	\$242.64 K / -	100	\$1.73 M / \$365.34 K	79	\$3.81 M / \$3.23 M	15
Family Clothing Stores	\$1.5 M / \$2.34 M	-36	\$10.79 M / \$30.43 M	-65	\$23.79 M / \$32.46 M	-27
Clothing Accessory Stores	\$120.41 K / \$311.23 K	-61	\$869.21 K / \$1.15 M	-25	\$1.92 M / \$1.32 M	31
Other Apparel Stores	\$182.57 K / \$682.61 K	-73	\$1.32 M / \$3.49 M	-62	\$2.91 M / \$5.2 M	-44
Shoe Stores	\$614.52 K / \$2.16 M	-72	\$4.44 M / \$13.47 M	-67	\$9.76 M / \$20.21 M	-52
Jewelry Stores	\$294.68 K / \$1.27 M	-77	\$2.13 M / \$4.03 M	-47	\$4.71 M / \$6.5 M	-28
Luggage Stores	\$23.53 K / -	100	\$167.33 K / -	100	\$366.56 K / -	100
<b>Furniture, Home Furnishings Stores</b>	\$1.77 M / \$3.54 M	-50	\$12.73 M / \$14.9 M	-15	\$28.21 M / \$33.53 M	-16
Furniture Stores	\$1.09 M / \$3.54 M	-69	\$7.87 M / \$12.92 M	-39	\$17.45 M / \$24.17 M	-28
Floor Covering Stores	\$181.15 K / -	100	\$1.3 M / \$1.98 M	-34	\$2.9 M / \$4.6 M	-37
Other Home Furnishing Stores	\$494.63 K / -	100	\$3.56 M / -	100	\$7.86 M / \$4.76 M	39
<b>Electronics, Appliance Stores</b>	\$1.34 M / -	100	\$9.66 M / \$6.15 M	36	\$21.32 M / \$13.95 M	35
<b>Building Material, Garden Equipment, Supplies Dealers</b>	\$4.29 M / \$5.04 M	-15	\$30.8 M / \$24.19 M	21	\$68.24 M / \$105.67 M	-35
Home Centers	\$2.02 M / \$5.04 M	-60	\$14.5 M / \$21.24 M	-32	\$32.13 M / \$55.2 M	-42
Paint, Wallpaper Stores	\$145.83 K / -	100	\$1.04 M / \$900.43 K	14	\$2.32 M / \$1.09 M	53
Hardware Stores	\$186.36 K / -	100	\$1.34 M / -	100	\$2.96 M / \$868.83 K	71
Other Building Materials Stores	\$1.42 M / -	100	\$10.22 M / \$639.45 K	94	\$22.64 M / \$40.73 M	-44
Outdoor Power Equipment Stores	\$69.02 K / -	100	\$493.06 K / -	100	\$1.09 M / \$2.07 M	-47
Nursery, Garden Stores	\$446.51 K / -	100	\$3.21 M / \$1.41 M	56	\$7.09 M / \$5.7 M	20
<b>Food, Beverage Stores</b>	\$11.88 M / \$7.61 M	36	\$85.94 M / \$187.51 M	-54	\$187.73 M / \$317.84 M	-41
Grocery Stores	\$10.61 M / \$7.36 M	31	\$76.75 M / \$179.26 M	-57	\$167.59 M / \$303.04 M	-45
Convenience Stores	\$413.98 K / \$204.42 K	51	\$2.99 M / \$4.37 M	-31	\$6.52 M / \$8.31 M	-22
Meat Markets	\$122.02 K / -	100	\$881.72 K / \$1 M	-12	\$1.92 M / \$1.5 M	22
Fish, Seafood Markets	\$43.95 K / -	100	\$319.03 K / -	100	\$698.39 K / \$34.11 K	95
Fruit, Vegetable Markets	\$74.3 K / -	100	\$536.12 K / -	100	\$1.17 M / -	100
Other Specialty Food Markets	\$127.46 K / \$39.96 K	69	\$922.52 K / \$1.68 M	-45	\$2.01 M / \$2.22 M	-10
Liquor Stores	\$489.59 K / -	100	\$3.54 M / \$1.2 M	66	\$7.81 M / \$2.73 M	65

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<b>Health, Personal Care Stores</b>	\$2.9 M / \$4.74 M	-39	\$20.98 M / \$40.69 M	-48	\$46.06 M / \$77.13 M	-40
Pharmacy, Drug Stores	\$2.43 M / \$4.34 M	-44	\$17.59 M / \$33.02 M	-47	\$38.59 M / \$63.67 M	-39
Cosmetics, Beauty Stores	\$142.72 K / \$114.96 K	19	\$1.03 M / \$4.19 M	-75	\$2.26 M / \$6.11 M	-63
Optical Goods Stores	\$161.23 K / \$291.02 K	-45	\$1.17 M / \$2.94 M	-60	\$2.57 M / \$5.22 M	-51
Other Health, Personal Care Stores	\$166.52 K / -	100	\$1.2 M / \$544.35 K	55	\$2.64 M / \$2.13 M	20
<b>Sporting Goods, Hobby, Book, Music Stores</b>	\$1.36 M / \$215.76 K	84	\$9.78 M / \$15.71 M	-38	\$21.71 M / \$31.11 M	-30
Sporting Goods Stores	\$737.11 K / \$98.53 K	87	\$5.28 M / \$3.65 M	31	\$11.78 M / \$14.47 M	-19
Hobby, Toy, Game Stores	\$216.72 K / \$117.23 K	46	\$1.55 M / \$4.37 M	-64	\$3.43 M / \$5.08 M	-32
Sewing, Needlecraft Stores	\$69.43 K / -	100	\$502.34 K / \$105.6 K	79	\$1.11 M / \$501.62 K	55
Musical Instrument Stores	\$61.71 K / -	100	\$451.31 K / \$605.8 K	-26	\$987.54 K / \$1.91 M	-48
Book Stores	\$274.28 K / -	100	\$2 M / \$6.98 M	-71	\$4.4 M / \$9.15 M	-52
<b>General Merchandise Stores</b>	\$11.6 M / \$9.26 M	20	\$83.71 M / \$83.83 M	0	\$183.75 M / \$167.51 M	9
Department Stores	\$3 M / \$9.26 M	-68	\$21.59 M / \$75.05 M	-71	\$47.57 M / \$147.11 M	-68
Warehouse Superstores	\$7.47 M / -	100	\$53.95 M / \$3.42 M	94	\$118.23 M / \$10.59 M	91
Other General Merchandise Stores	\$1.13 M / -	100	\$8.17 M / \$5.37 M	34	\$17.96 M / \$9.81 M	45
<b>Miscellaneous Store Retailers</b>	\$1.57 M / \$225.12 K	86	\$11.32 M / \$18.09 M	-37	\$24.93 M / \$136.58 M	-82
Florists	\$55.19 K / \$20.19 K	63	\$397.51 K / \$279.58 K	30	\$880.33 K / \$1.43 M	-38
Office, Stationary Stores	\$155.87 K / -	100	\$1.12 M / \$1.1 M	2	\$2.49 M / \$4.93 M	-50
Gift, Souvenir Stores	\$189.87 K / \$59.9 K	68	\$1.37 M / \$5.71 M	-76	\$3.01 M / \$39.65 M	-92
Used Merchandise Stores	\$108.88 K / -	100	\$787.58 K / \$2.7 M	-71	\$1.74 M / \$8.7 M	-80
Pet, Pet Supply Stores	\$630.93 K / -	100	\$4.53 M / \$6.64 M	-32	\$10.02 M / \$75.58 M	-87
Art Dealers	\$51.4 K / -	100	\$371.51 K / \$121.05 K	67	\$821.6 K / \$325.01 K	60
Mobile Home Dealers	\$92.47 K / -	100	\$661.09 K / -	100	\$1.46 M / \$285.19 K	81
Other Miscellaneous Retail Stores	\$284.89 K / \$145.04 K	49	\$2.07 M / \$1.52 M	26	\$4.5 M / \$5.68 M	-21
<b>Non-Store Retailers</b>	\$5.31 M / \$667.54 K	87	\$38.27 M / \$8.85 M	77	\$84.37 M / \$13.08 M	84
Mail Order, Catalog Stores	\$4.42 M / -	100	\$31.83 M / \$1.03 M	97	\$70.23 M / \$2.76 M	96
Vending Machines	\$122.41 K / -	100	\$884.55 K / \$53.63 K	94	\$1.93 M / \$252.18 K	87
Fuel Dealers	\$430.1 K / -	100	\$3.1 M / -	100	\$6.82 M / \$1.55 M	77
Other Direct Selling Establishments	\$339.44 K / \$667.54 K	-49	\$2.45 M / \$7.77 M	-68	\$5.39 M / \$8.52 M	-37

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<b>Accommodation, Food Services</b>	\$10.26 M / \$12.87 M	-20	\$73.9 M / \$117.31 M	-37	\$162.95 M / \$228.78 M	-29
Hotels, Other Travel Accommodations	\$564.93 K / \$224.99 K	60	\$4.07 M / \$4.3 M	-5	\$8.98 M / \$8.6 M	4
RV Parks	\$5.62 K / -	100	\$40.44 K / \$21	100	\$85.18 K / \$20.62 K	76
Rooming, Boarding Houses	\$3.95 K / -	100	\$29.57 K / \$56.86 K	-48	\$63.88 K / \$98.37 K	-35
Full Service Restaurants	\$6.01 M / \$9.94 M	-40	\$43.25 M / \$76.6 M	-44	\$95.38 M / \$136.94 M	-30
Limited Service Restaurants	\$2.79 M / \$1.99 M	29	\$20.09 M / \$34.86 M	-42	\$44.31 M / \$77.88 M	-43
Special Food Services, Catering	\$891.33 K / \$940.9 K	-5	\$6.42 M / \$1.62 M	75	\$14.15 M / \$4.12 M	71
Drinking Places	\$256.69 K / \$34.36 K	87	\$1.85 M / \$1.72 M	7	\$4.1 M / \$5.22 M	-21
<b>Gasoline Stations</b>	\$8.66 M / \$2.54 M	71	\$62.14 M / \$105.33 M	-41	\$135.55 M / \$143.38 M	-5
<b>Motor Vehicle, Parts Dealers</b>	\$15.77 M / \$4.05 M	74	\$112.71 M / \$246.47 M	-54	\$249 M / \$570.92 M	-56
New Car Dealers	\$12.1 M / \$1.38 M	89	\$86.4 M / \$200.33 M	-57	\$190.81 M / \$472.69 M	-60
Used Car Dealers	\$1.25 M / -	100	\$8.91 M / \$20.42 M	-56	\$19.68 M / \$31.85 M	-38
Recreational Vehicle Dealers	\$249.35 K / -	100	\$1.78 M / \$2.42 M	-26	\$4 M / \$10.27 M	-61
Motorcycle, Boat Dealers	\$544.24 K / -	100	\$3.89 M / \$2.79 M	28	\$8.67 M / \$5.65 M	35
Auto Parts, Accessories	\$977.26 K / \$2.67 M	-63	\$7.03 M / \$11.34 M	-38	\$15.49 M / \$29.39 M	-47
Tire Dealers	\$652.99 K / -	100	\$4.7 M / \$9.17 M	-49	\$10.35 M / \$21.07 M	-51
2023 Population		8,102		62,635		117,694
2028 Population		8,144		63,161		121,271
% Population Change 2023-2028		0.5%		0.8%		3.0%
2023 Adult Population Age 18+		6,258		51,765		95,107
2023 Population Male		3,949		30,238		56,189
2023 Population Female		4,153		32,397		61,505
2023 Households		3,353		24,694		49,162
2023 Median Household Income		54,181		48,571		56,691
2023 Average Household Income		63,768		63,108		72,995