



The Inland name and logo are registered trademarks being used under license

UNIVERSITY TOWN CENTER

1190 University Boulevard, Tuscaloosa, AL 35401

Property Managed by Inland US Management LLC



GLA: 57,250 SF

HIGHLIGHTS

- Located in the heart of downtown Tuscaloosa and surrounded by the University of Alabama – “Roll Tide!”
- Publix anchored center with a variety of restaurants and retailers that cater to the needs of this university town
- High traffic area within walking distance of Bryant Denny Stadium

2010 TRADE AREA

	<u>5 Minute Drive</u>	<u>10 Minute Drive</u>	<u>15 Minute Drive</u>
Population	36,268	97,567	133,178
Households	14,637	40,868	55,019
Avg HH Income	\$35,506	\$48,362	\$54,221
\$75k + HHs	1,499	7,347	12,312

LEASING • DEVELOPMENT • MANAGEMENT

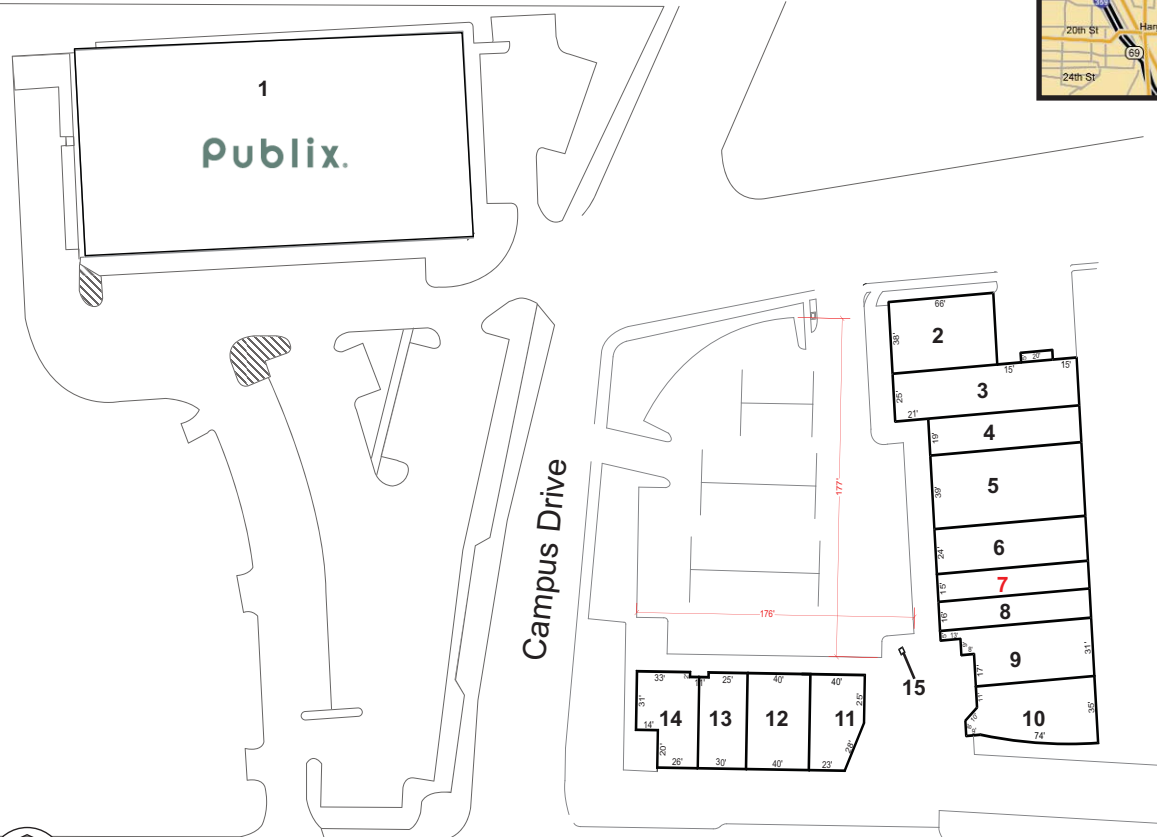
STORE LISTING

University Town Center
1190 University Blvd
Tuscaloosa, AL 35401

Center Size: 57,250 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	28,800	Publix
2	2,479	The UPS Store
3	3,022	Wachovia Bank
4	1,827	Firehouse Subs
5	3,665	Palm Beach Tan
6	2,411	Little Italy Pizzeria
7	1,378	Available
8	1,449	Ellie's
9	2,427	Swen Chinese Restaurant
10	2,641	Qdoba Mexican Grill
11	1,713	Cold Stone Creamery
12	1,964	Private Gallery
13	1,485	Head Start
14	1,947	TCBY
15	42	Wachovia ATM

UNIVERSITY TOWN CENTER



University Boulevard

Demographics:	1 Mile	3 Mile	5 Mile
2010 Population	14,672	69,022	111,947
2010 Avg HH Income	\$32,309	\$45,271	\$50,202



Inland US Management LLC
2901 Butterfield Road,
Oak Brook, Illinois 60523
www.inland-western.com
866-262-7700



Information given in this presentation is subject to verification and no liability for errors or omissions is assumed.

7/15/2010