



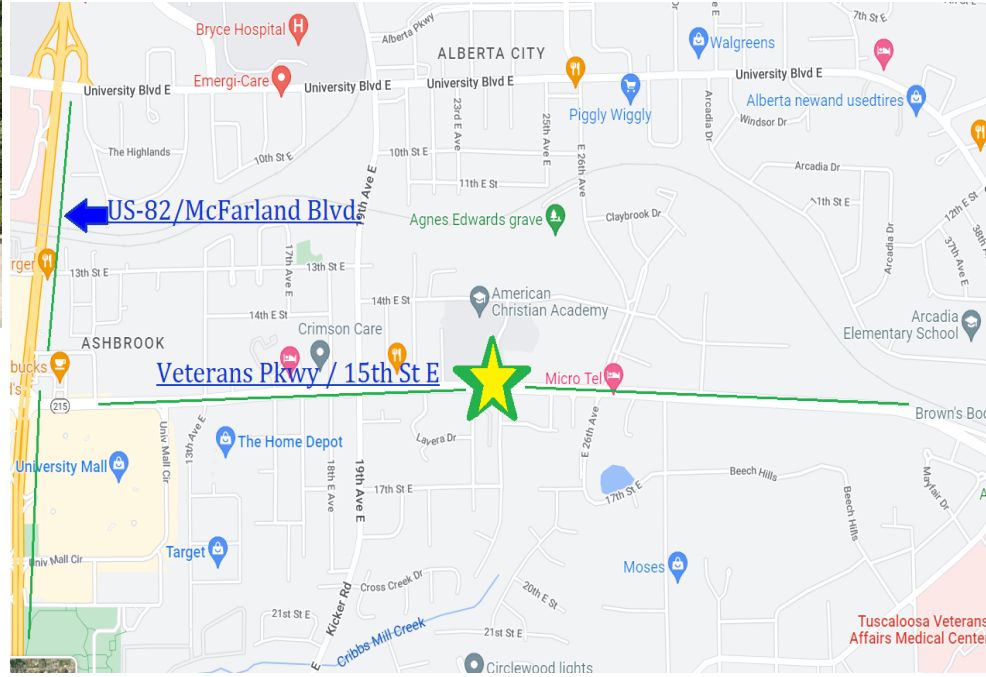
**Dr. NICOLE JONES**  
 President, Nicole Jones Commercial Real Estate  
 Business: (256) 886-7700  
 Office, Medical, Land, and Industrial Sites

Have Confidence in Dr. Nicole Jones, a professional with a background in business, contracts, and development.

- ◆ PhD, MBA, MS
- ◆ Certified Alabama Planning and Zoning Official
- ◆ Economic Development Leadership Certification

**NICOLE JONES**  
 COMMERCIAL REAL ESTATE

**FOR LEASE - FREE-STANDING**  
**MEDICAL, OFFICE, or MULTIPURPOSE BUILDING**



**2231 Veterans Memorial Parkway, Tuscaloosa, AL 35404**

**FOR LEASE — Free-Standing Building**

- Excellent location near the intersection of McFarland Blvd. (US-82) and Veterans Parkway (15th Street E) / Across the street from American Christian Academy (ACA)
- Approximately 4,000 square feet
- High visibility
- Class C - large open areas with multiple water sources, a few offices, and storage areas
- A blank canvas
- Potential uses: medical facility, office space, counseling center, R&D, etc.

**\$3,300 per month NNN**

**Opportunity awaits at this free-standing building near the intersection of two of Tuscaloosa’s main thoroughfares. The site has multiple water sources, upgraded heating and cooling units, and is situated in an area close to retail, the hospital, The University of Alabama, primary and secondary schools, hotels, offices, and residential areas.**

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