

2601 NORTH MEMORIAL PARKWAY
HUNTSVILLE, ALABAMA

For Sale!!



CHAPMAN COMMERCIAL



Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: 2601 NORTH MEMORIAL PARKWAY
HUNTSVILLE, ALABAMA 35811

Chapman Commercial Realty is focused on providing expert services across Office, Industrial, Retail and Land properties located throughout North Alabama. We are committed to enhancing value and building long-term relationships by delivering exceptional service while employing ethical and honest business practices. We are all about providing full service real estate solutions to our clients with the best possible results. Our commercial brokerage team offers knowledge and depth drawn from our many years of experience in the local market.

We are pleased to offer this high traffic retail strip center located at the hard-signalized corner of 2601 N Memorial Parkway and Max Luther Drive. In the sale of this property: a 120,000 square foot building, on 13+ acres, with ample parking. Fully leased. Zoned Light Industrial. High visibility from Hwy 231/Memorial Parkway.

This property is offered for sale at \$3,200,000.

William "Bill" Chapman

Broker/Owner

Chapman Commercial Realty

REPRESENTATION

THIS PROPERTY IS REPRESENTED BY:



CHAPMAN COMMERCIAL REALTY

**William "Bill" Chapman
Broker/Owner**

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Cell: (256) 656-8413

Office: (256) 715-8064

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PROPERTY SUMMARY

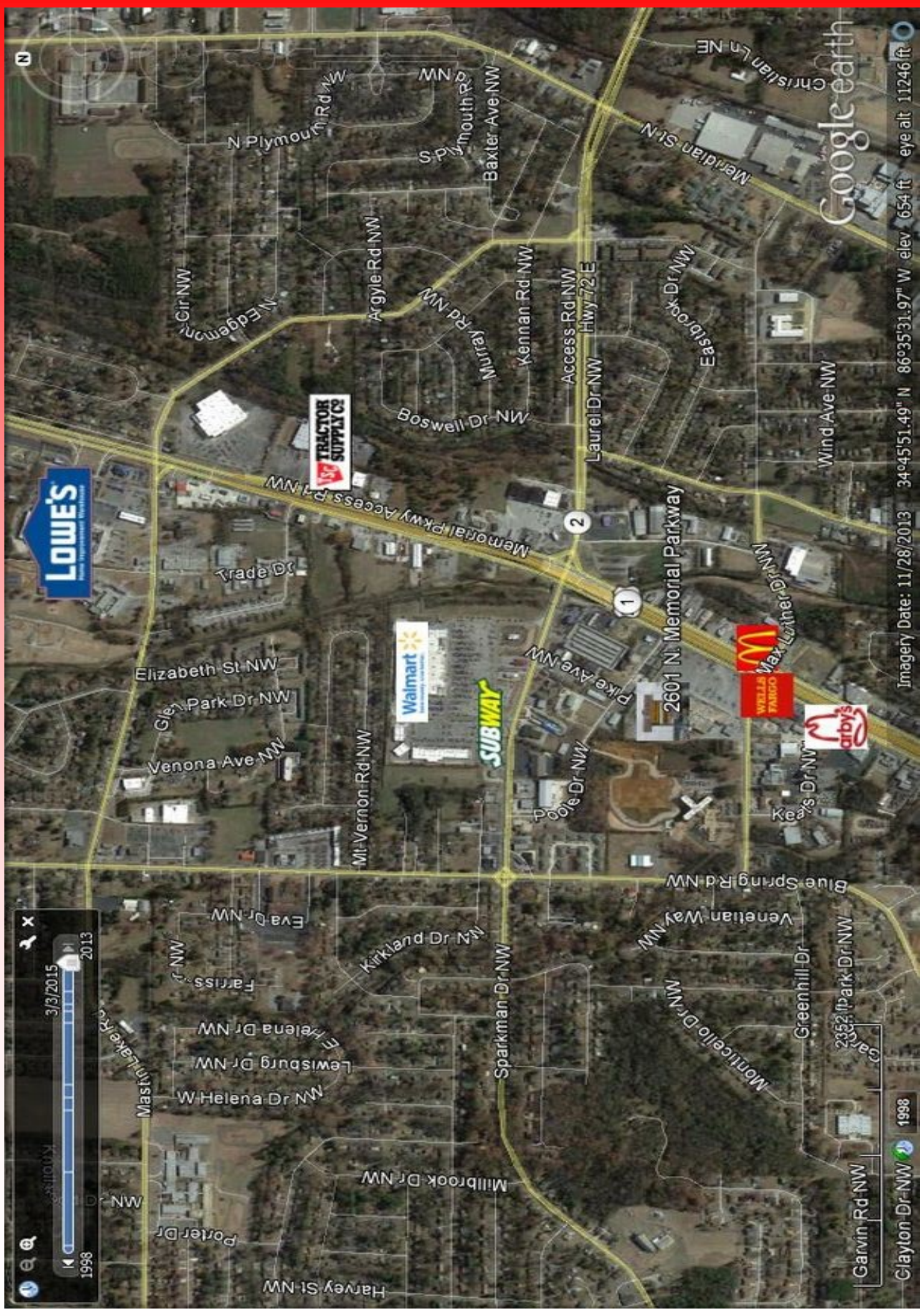
Total Square Footage	119,847
Year Built	1965
Acreage	13.63
Parking Spaces	963
Parking Ratio	9.21
Zoning:	Light Industrial
Traffic Count (Per Day):	
Hwy 231/Hwy 431/North Memorial Pkwy	38,500



PHOTOGRAPHS



PROPERTY LOCATION



DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	8,312	64,714	114,604
	2019 Estimate	8,044	62,544	110,662
	2010 Census	7,842	60,425	106,366
	Growth 2019 - 2024	3.33%	3.47%	3.56%
	Growth 2010 - 2019	2.58%	3.51%	4.04%
	2019 Population Hispanic Origin	434	3,087	8,271
2019 Population By Race:				
	White	2,531	24,622	55,165
	Black	5,199	35,327	50,186
	Am. Indian & Alaskan	67	417	787
	Asian	43	624	1,679
	Hawaiian & Pacific Island	11	76	175
	Other	194	1,478	2,670
U.S. Armed Forces:		12	17	846
Households:				
	2024 Projection	3,326	26,085	47,465
	2019 Estimate	3,223	25,220	45,840
	2010 Census	3,178	24,531	44,295
	Growth 2019 - 2024	3.20%	3.43%	3.54%
	Growth 2010 - 2019	1.42%	2.81%	3.49%
	Owner Occupied	1,332	14,087	24,258
	Renter Occupied	1,891	11,134	21,582
2019 Avg. Household Income		\$38,946	\$51,572	\$59,411
2019 Med. Household Income		\$24,126	\$34,197	\$36,762
2019 Households By Household Income:				
	<\$25,000	1,680	9,665	16,945
	\$25,000 - \$50,000	737	6,597	10,971
	\$50,000 - \$75,000	406	3,932	6,644
	\$75,000 - \$100,000	104	1,876	3,652
	\$100,000 - \$125,000	193	1,383	2,523
	\$125,000 - \$150,000	49	682	1,634
	\$150,000 - \$200,000	25	465	1,627



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