

1555 THE BOARDWALK
HUNTSVILLE, ALABAMA

For Lease!!



CHAPMAN COMMERCIAL



Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: 1555 THE BOARDWALK

HUNTSVILLE, ALABAMA 35816

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 for lease 7,500 square feet of office/retail space in this over 25,000 square foot Class B building. Located on 2.03 acres, it is a very short distance from the interchange of Hwy 255/Research Park Blvd and University Drive. Zoned Light Industrial. Centrally located and incredible growth potential from surrounding businesses.

For Lease:

- Unit 1 — 7,500 Square Feet Of High Functionality Space For An Office.

This is the perfect location for a developing Huntsville!

This unit is \$12.50 per square foot leasable space.

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

bill@huntsvillecommercialbrokerage.com

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PROPERTY SUMMARY

Total Acreage	2.06
Total Square Footage	25,200
Year Built	1990
Class	B
Parking Spaces	100
Parking Ratio	3.97
Zoning:	Light Industrial
Traffic Count (Per Day):	
University Dr.	47,800



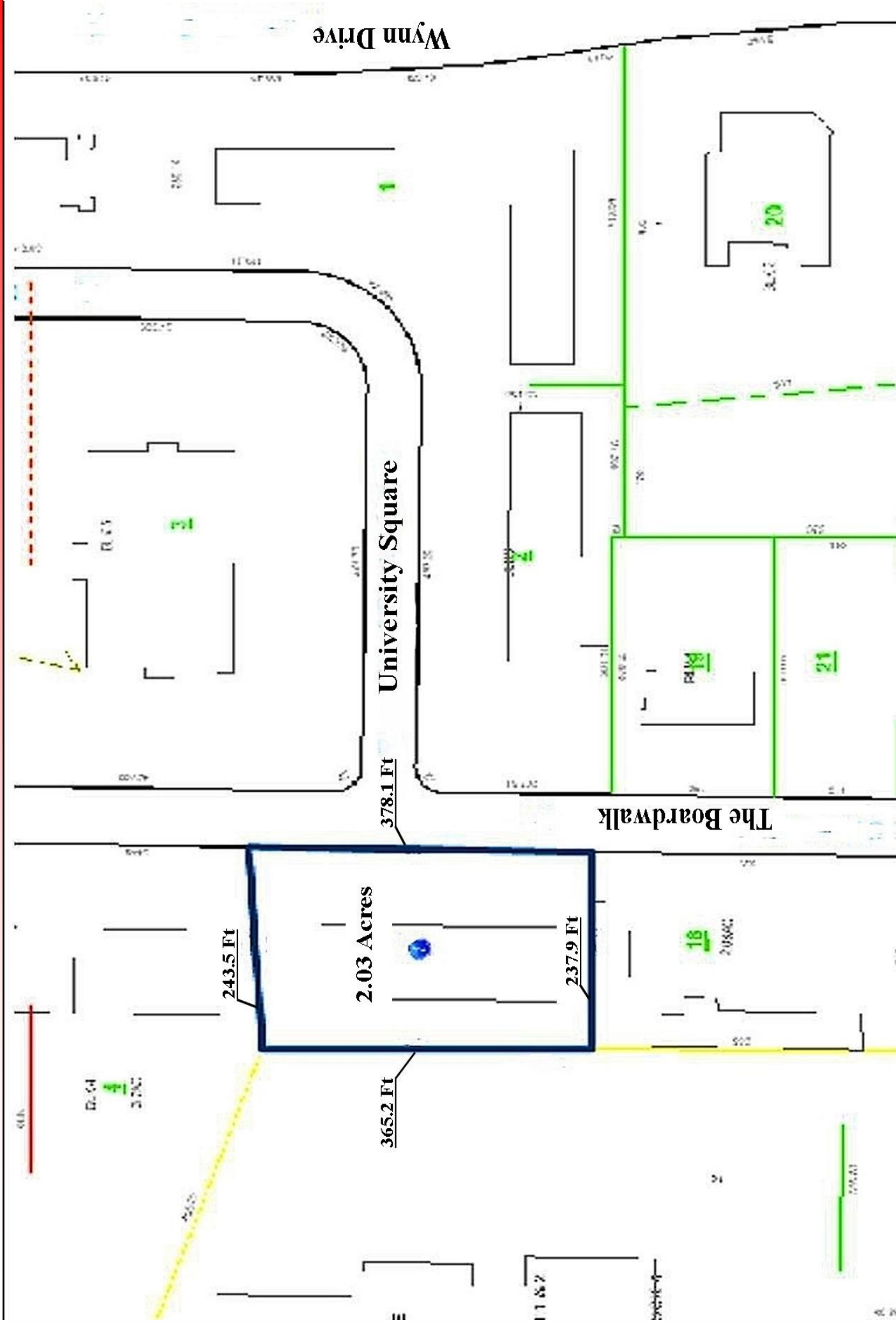
PHOTOGRAPHS



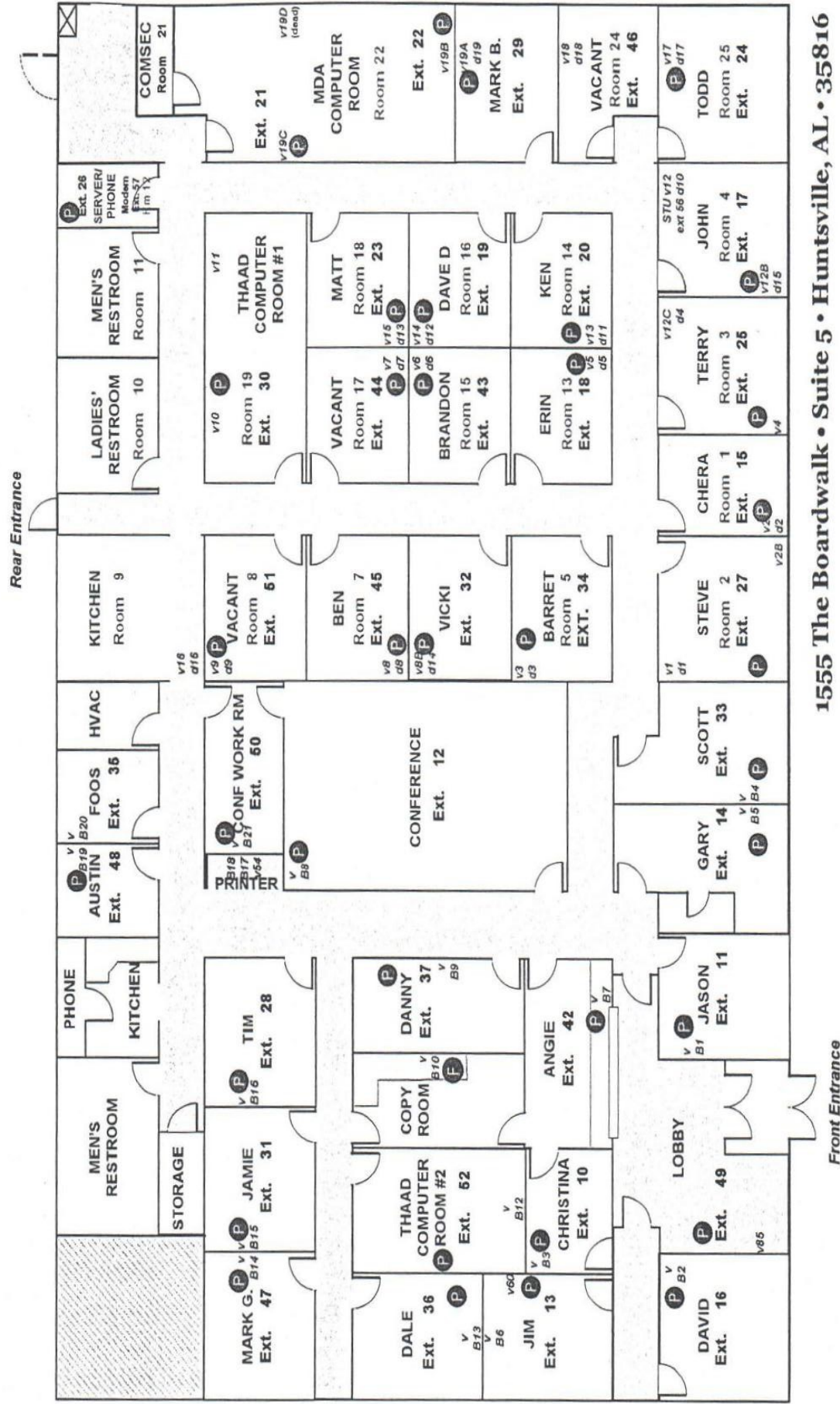
PROPERTY LOCATION



PLAT MAP



PARTIAL FLOOR PLAN



Penta Research Inc.

Exhibit "A"

-- FLOORPLAN --

DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	6,573	48,430	123,279
	2019 Estimate	6,401	46,526	118,649
	2010 Census	6,463	43,352	111,830
	Growth 2019 - 2024	2.69%	4.09%	3.90%
	Growth 2010 - 2019	-0.96%	7.32%	6.10%
	2019 Population Hispanic Origin	331	3,150	9,663
2019 Population By Race:				
	White	1,627	18,999	60,202
	Black	4,425	24,589	51,353
	Am. Indian & Alaskan	20	261	838
	Asian	128	1,301	2,864
	Hawaiian & Pacific Island	15	97	227
	Other	186	1,280	3,164
U.S. Armed Forces:		0	503	988
Households:				
	2024 Projection	3,155	20,941	51,060
	2019 Estimate	3,078	20,105	49,089
	2010 Census	3,155	18,751	46,161
	Growth 2019 - 2024	2.50%	4.16%	4.02%
	Growth 2010 - 2019	-2.44%	7.22%	6.34%
	Owner Occupied	426	8,540	24,459
	Renter Occupied	2,652	11,565	24,630
2019 Avg. Household Income		\$39,413	\$55,990	\$65,435
2019 Med. Household Income		\$23,478	\$37,362	\$40,556
2019 Households By Household Income:				
	<\$25,000	1,611	7,244	16,929
	\$25,000 - \$50,000	672	4,851	11,117
	\$50,000 - \$75,000	306	3,031	7,003
	\$75,000 - \$100,000	246	2,009	4,151
	\$100,000 - \$125,000	66	1,084	2,922
	\$125,000 - \$150,000	62	714	1,965
	\$150,000 - \$200,000	100	677	2,747
	\$200,000+	16	495	2,255



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