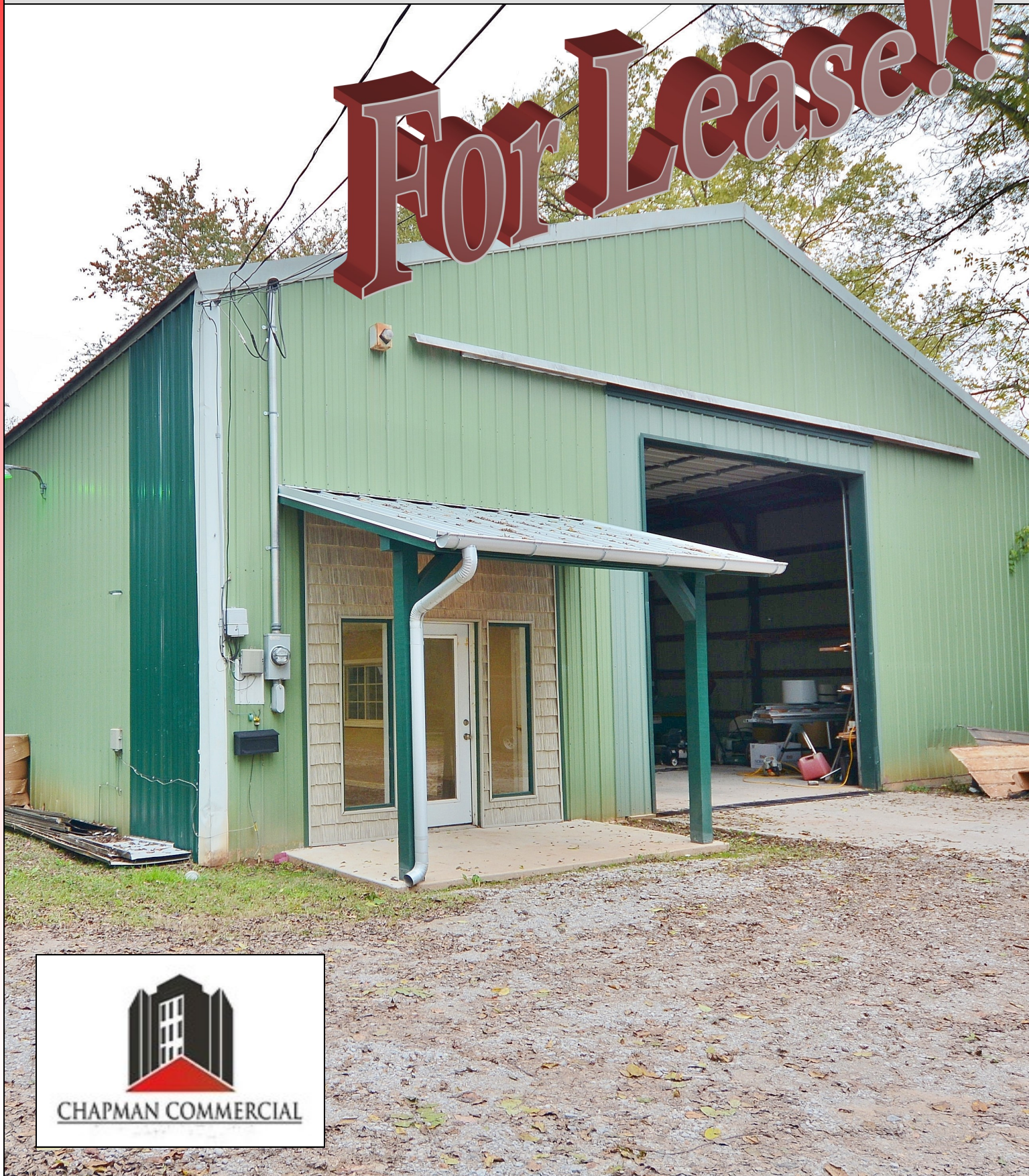


2025 VIRGINIA BLVD  
HUNTSVILLE, ALABAMA

For Lease!!





## ***Chapman Commercial Realty, LLC.***

*2310 Whitesburg Drive, Suite 6*

*Huntsville, AL 35801*

*Office: (256) 715-8064*

*<http://www.chapmancommercialrealty.com>*

PROPERTY: 2025 VIRGINIA BLVD  
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 just over 9,000 square feet of Office and Warehouse space for lease. Office has recently been fully updated. Spacious and offered at a great price. Off of Oakwood Avenue. Front half of property is zoned R2 and back half of property is zoned Light Industrial.

This property is offered for lease at \$3,500 per month.

**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](mailto:bill@huntsvillecommercialbrokerage.com)

<https://www.chapmancommercialrealty.com>

# PROPERTY SUMMARY

<b>Total Square Footage</b>	9,648
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<b>Year Built</b>	1986
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<b>Acreage</b>	0.88
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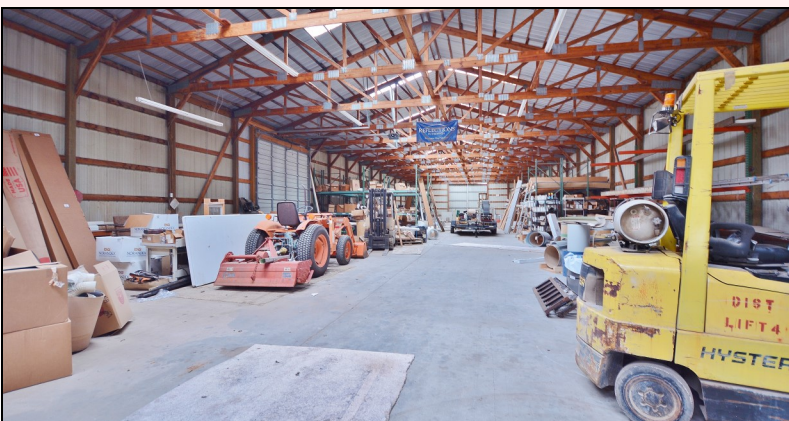
<b>Drive-In Doors (12 Ft)</b>	4
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<b>Zoning:</b>	R2 & Light Industrial
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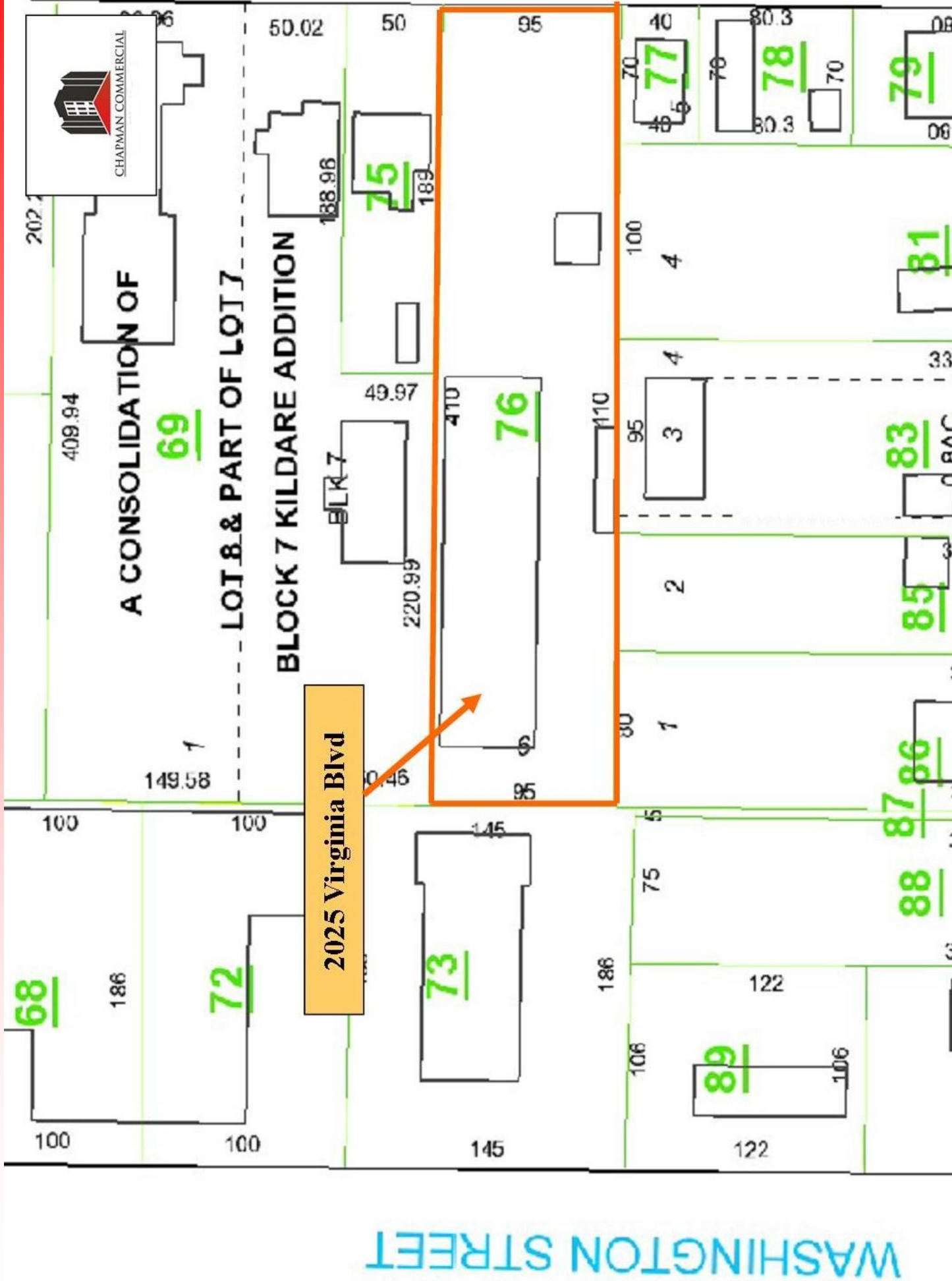
<b>Traffic Count (Per Day):</b>	
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# PHOTOGRAPHS



PLAT MAP



PROPERTY LOCATION



# DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
<b>Population:</b>				
	2024 Projection	6,578	64,233	119,908
	2019 Estimate	6,315	61,777	115,232
	2010 Census	6,072	60,029	111,426
	Growth 2019 - 2024	4.16%	3.98%	4.06%
	Growth 2010 - 2019	4.00%	2.91%	3.42%
	2019 Population Hispanic Origin	216	3,469	9,721
<b>2019 Population By Race:</b>				
	White	3,571	28,830	58,940
	Black	2,472	30,297	50,546
	Am. Indian & Alaskan	48	417	847
	Asian	40	666	1,778
	Hawaiian & Pacific Island	9	66	178
	Other	174	1,502	2,943
U.S. Armed Forces:		0	14	798
<b>Households:</b>				
	2024 Projection	2,942	26,442	49,641
	2019 Estimate	2,827	25,437	47,715
	2010 Census	2,746	24,929	46,540
	Growth 2019 - 2024	4.07%	3.95%	4.04%
	Growth 2010 - 2019	2.95%	2.04%	2.52%
	Owner Occupied	1,122	14,005	24,892
	Renter Occupied	1,705	11,431	22,823
<b>2019 Avg. Household Income</b>		<b>\$38,665</b>	<b>\$55,972</b>	<b>\$59,321</b>
<b>2019 Med. Household Income</b>		<b>\$24,056</b>	<b>\$36,065</b>	<b>\$36,601</b>
<b>2019 Households By Household Income:</b>				
	<\$25,000	1,454	9,175	16,996
	\$25,000 - \$50,000	677	6,395	11,734
	\$50,000 - \$75,000	306	3,988	7,104
	\$75,000 - \$100,000	201	2,058	3,978
	\$100,000 - \$125,000	112	1,552	2,759
	\$125,000 - \$150,000	27	961	1,898
	\$150,000 - \$200,000	24	522	1,428
	\$200,000+	27	787	1,816





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