

2323 WHITESBURG DRIVE
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: 2323 WHITESBURG DRIVE
HUNTSVILLE, ALABAMA 35801

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 property with over 3,000 SqFt office building on Whitesburg Drive within blocks of the Medical District! Wonderful office building on the high traffic and visibility of Whitesburg Drive and just blocks from the Huntsville Hospital Main Facility! Formerly an orthodontist office with 3,340 square feet of open floor plan, high ceilings and skylights. Plenty of storage (2nd floor), (2) Offices with personal baths, kitchen, lab rooms, nice waiting and reception areas.

This property is offered for sale at \$599,000.

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

bill@huntsvillecommercialbrokerage.com

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PROPERTY SUMMARY

Total Acreage N/A

Total Square Footage 3,340

Year Built 1972

Zoning: C1 Neighborhood Business

Traffic Count (Per Day):

Whitesburg Dr & Longwood Dr 17,500

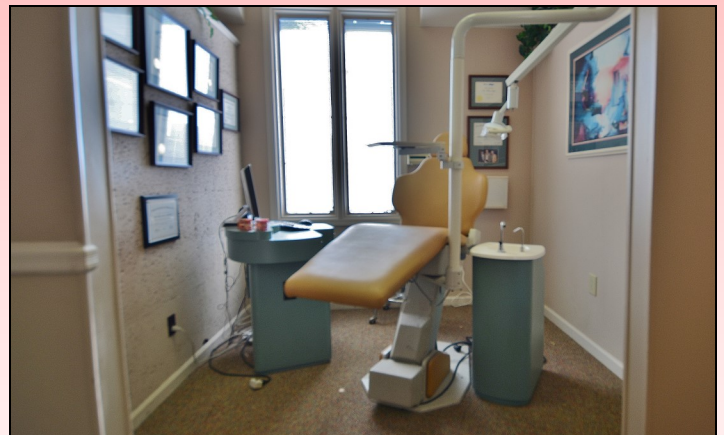
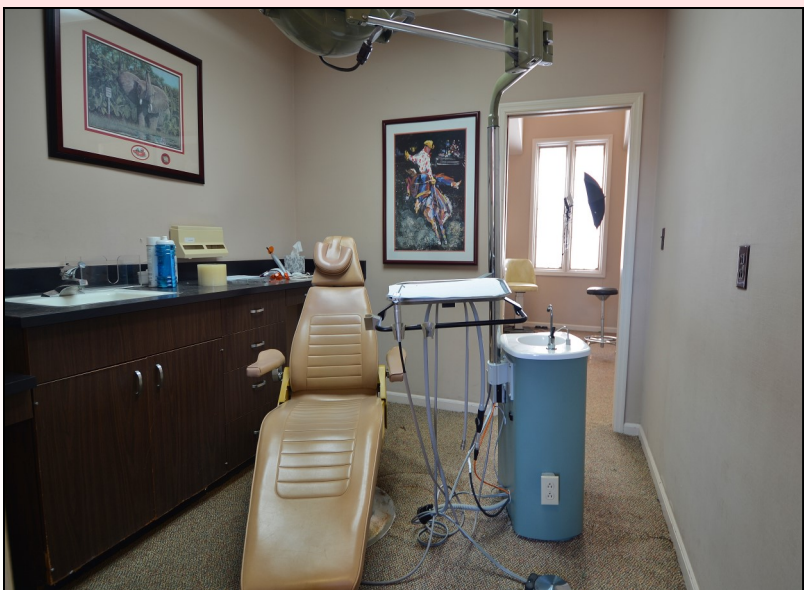
Whitesburg Dr & Westmoreland Ave 17,098



PHOTOGRAPHS



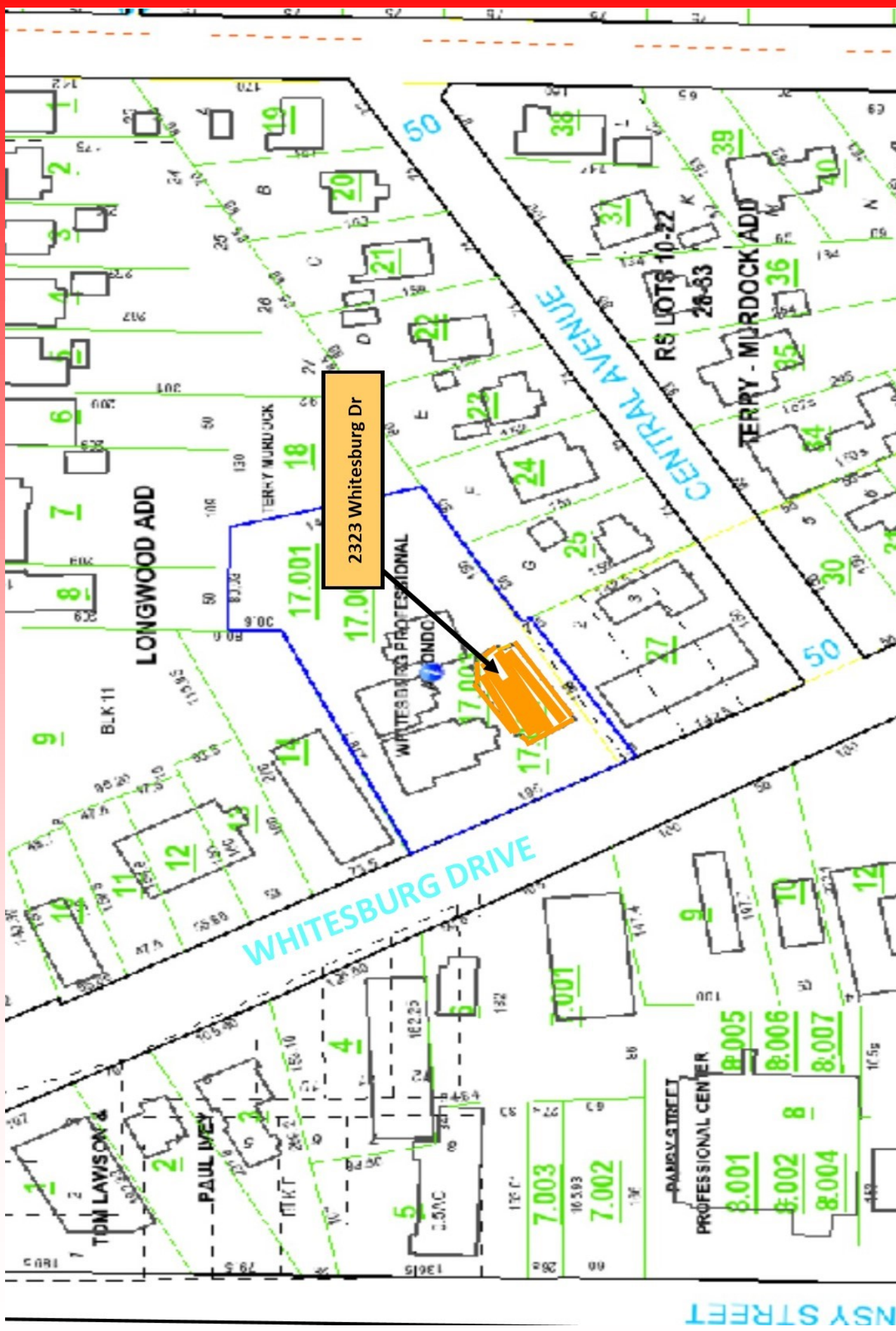
PHOTOGRAPHS



PROPERTY LOCATION



PLAT MAP



DEMOGRAPHICS

| Radius | | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------------|---------------------------------|------------------|-----------------|-----------------|
| Population: | | | | |
| | 2024 Projection | 6,719 | 60,162 | 125,984 |
| | 2019 Estimate | 6,453 | 57,859 | 120,989 |
| | 2010 Census | 6,059 | 54,737 | 113,460 |
| | Growth 2019 - 2024 | 4.12% | 3.98% | 4.13% |
| | Growth 2010 - 2019 | 6.68% | 5.70% | 6.64% |
| | 2019 Population Hispanic Origin | 110 | 5,027 | 9,598 |
| 2019 Population By Race: | | | | |
| | White | 6,047 | 40,822 | 73,533 |
| | Black | 187 | 14,243 | 40,982 |
| | Am. Indian & Alaskan | 26 | 405 | 909 |
| | Asian | 96 | 856 | 2,317 |
| | Hawaiian & Pacific Island | 0 | 76 | 167 |
| | Other | 96 | 1,455 | 3,082 |
| U.S. Armed Forces: | | 0 | 6 | 1,593 |
| Households: | | | | |
| | 2024 Projection | 3,048 | 27,278 | 53,837 |
| | 2019 Estimate | 2,934 | 26,234 | 51,727 |
| | 2010 Census | 2,803 | 24,927 | 48,869 |
| | Growth 2019 - 2024 | 3.89% | 3.98% | 4.08% |
| | Growth 2010 - 2019 | 4.67% | 5.24% | 5.85% |
| | Owner Occupied | 2,371 | 12,954 | 25,606 |
| | Renter Occupied | 563 | 13,280 | 26,121 |
| 2019 Avg. Household Income | | \$112,536 | \$68,338 | \$65,521 |
| 2019 Med. Household Income | | \$80,799 | \$38,406 | \$40,487 |
| 2019 Households By Household Income: | | | | |
| | <\$25,000 | 401 | 9,524 | 17,711 |
| | \$25,000 - \$50,000 | 523 | 5,846 | 11,717 |
| | \$50,000 - \$75,000 | 475 | 3,239 | 7,570 |
| | \$75,000 - \$100,000 | 291 | 2,013 | 4,528 |
| | \$100,000 - \$125,000 | 279 | 1,581 | 3,180 |
| | \$125,000 - \$150,000 | 248 | 999 | 1,939 |
| | \$150,000 - \$200,000 | 283 | 1,300 | 2,489 |



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