

7105 HWY 72 WEST  
HUNTSVILLE, ALABAMA

For Sale Or Lease!!



CHAPMAN COMMERCIAL



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

*2310 Whitesburg Drive, Suite 6*

*Huntsville, AL 35801*

*Office: (256) 715-8064*

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

PROPERTY: 7105 HWY 72 WEST  
HUNTSVILLE, ALABAMA 35806

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 a spacious retail building for lease or sale on 4.0 acres! Large parking lot, high traffic and visibility! 49,000 Traffic count PER DAY!! Total square footage is approximately 21,000. It has (1) Loading dock. High ceilings and was at one time a church. No zoning/County zoning applicable. Surrounded by many restaurants, stores, new construction and incredible growth potential from nearby businesses.

This property is offered for sale at \$3,000,000 and for lease at \$12.00 per square foot annually.

**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)

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# PROPERTY SUMMARY

**Total Acreage** 4

**Total Square Footage** 21,000

**Year Built: Retail Bldg** 1978

**Zoning:** County/No Zoning

**Traffic Count (Per Day):**

**Hwy 72 West** 48,745

**Slaughter Road** 15,200





# RETAIL BUILDING PHOTOGRAPHS





# PROPERTY LOCATION





# OVERALL MAP





# DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
<b>Population:</b>				
	2024 Projection	2,229	45,646	113,625
	2019 Estimate	2,103	43,061	108,082
	2010 Census	1,753	35,896	95,433
	Growth 2019 - 2024	5.99%	6.00%	5.13%
	Growth 2010 - 2019	19.97%	19.96%	13.25%
	2019 Population Hispanic Origin	104	1,655	5,056
<b>2019 Population By Race:</b>				
	White	1,507	27,671	68,046
	Black	436	11,993	31,334
	Am. Indian & Alaskan	12	239	625
	Asian	79	1,927	4,929
	Hawaiian & Pacific Island	4	64	160
	Other	65	1,167	2,988
U.S. Armed Forces:		0	64	507
<b>Households:</b>				
	2024 Projection	1,026	18,385	44,954
	2019 Estimate	965	17,274	42,676
	2010 Census	794	14,053	37,325
	Growth 2019 - 2024	6.32%	6.43%	5.34%
	Growth 2010 - 2019	21.54%	22.92%	14.34%
	Owner Occupied	584	11,347	26,979
	Renter Occupied	381	5,927	15,697
<b>2019 Avg. Household Income</b>		<b>\$112,046</b>	<b>\$109,293</b>	<b>\$97,991</b>
<b>2019 Med. Household Income</b>		<b>\$87,274</b>	<b>\$89,802</b>	<b>\$77,842</b>
<b>2019 Households By Household Income:</b>				
	<\$25,000	103	2,590	7,548
	\$25,000 - \$50,000	112	2,178	6,947
	\$50,000 - \$75,000	186	2,416	6,210
	\$75,000 - \$100,000	166	2,454	5,564
	\$100,000 - \$125,000	74	1,954	4,451
	\$125,000 - \$150,000	79	1,352	3,357
	\$150,000 - \$200,000	136	2,562	5,074
	\$200,000+	109	1768	3,524





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