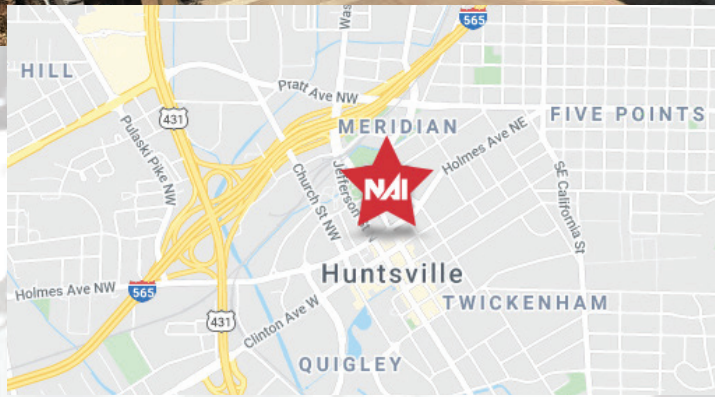


**RETAIL SPACE  
FOR LEASE**



# The Historic Yarbrough Office Building

120 Holmes Avenue  
Huntsville, AL 35801



The historic Yarbrough Building is ideally located right in the middle of Huntsville's downtown "core" revitalization and is adjacent to two major mixed use apartment complexes, the Belk Hudson Lofts and The Avenue. The new parking deck is just one block away.

- Within walking distance to the areas 1,164 hotel rooms (existing, planned, or under construction), 1,013 apartments, and numerous retail shops, restaurants, and bars
- Both City Parking decks within easy one block walk
- In the heart of the Entertainment District; very pedestrian friendly and safe Downtown with many nearby City events planned throughout the year
- Convenient to Von Braun Center, Big Spring Park, the Medical District, Lincoln Mill District and the Five Points Neighborhood
- Easy access to Interstate 565 and Memorial Parkway

## CURRENT 2020 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Population	8,264	64,116	124,639
2025 Average Household Income	\$113,125	\$88,219	\$84,958
Total Employees	17,879	38,017	87,375

**Excellent  
Restaurant  
Site!**



Several new hotel projects are under construction as well as luxury residence complexes combined with new and expanded entertainment venues, restaurants, and retail offerings; Huntsville's downtown is undergoing a renaissance.

**The city's focus on renewal makes downtown THE space for exciting new business ventures!**

**ATTRACTIONS**

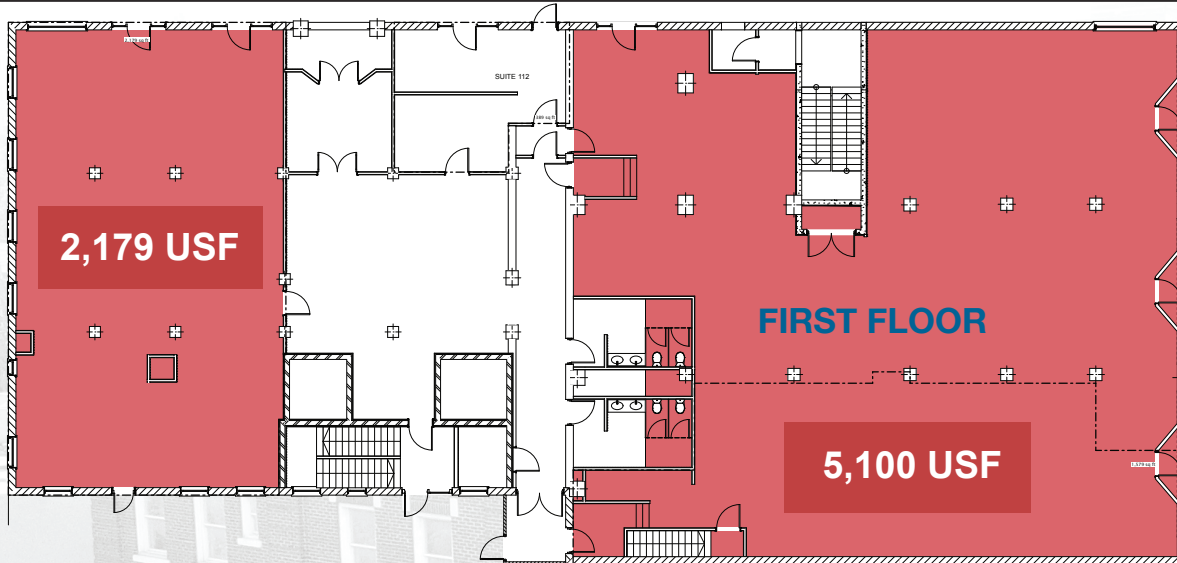
- Von Braun Center including a concert hall, arena, theater, music hall, and convention halls
- Huntsville Museum of Art
- Early Work's Children's Museum
- Constitution Village
- Weeden House Museum & Garden
- Lowe Mill ARTS & Entertainment
- 20+ Local Boutiques & Shops
- Secret Art Trail
- Axe Throwing
- Escape Rooms
- Theatre Huntsville
- Comedy Club
- 65+ Restaurants & Bars
- Craft Beer Trail
- Craft Cocktail Trail
- Craft Coffee Trail

**EVENTS**

- Panoply Arts Festival
- Crush Wine & Food Festival
- WhistleStop Weekend
- Greene Street Market
- Food Truck Rallies
- Huntsville Ghost Walks
- Lucky Duck Scavenger Hunt



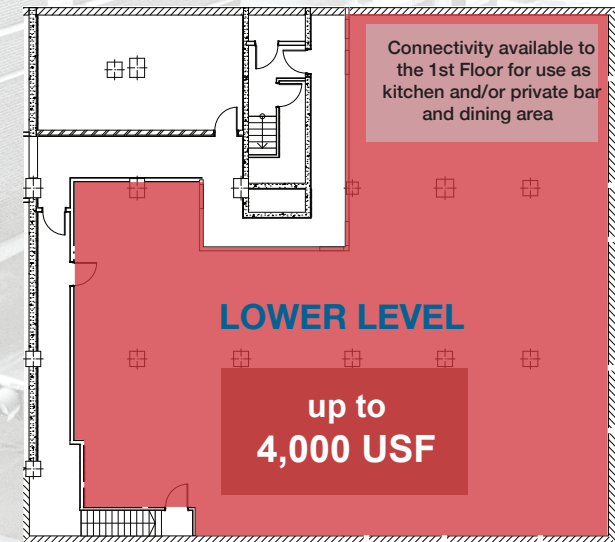
HOLMES AVE



WASHINGTON ST



HOLMES AVE



WASHINGTON ST



**unique** space for a  
MARTINI BAR  
or  
SPEAKEASY

Huntsville ranked #13 in the nation of best cities to live in after the coronavirus pandemic is over by Business Insider

According to U.S. by U.S. News and World Report, Huntsville was ranked #1 as most affordable city to live

Ranked 15th in U.S. News and World Report's 150 Best Places to Live List

#1 spot on Livability's Top 10 Best Cities for STEM Workers

Business Insider ranked Huntsville one of the top 20 places everyone under 30 wants to move

Job market is #11 in the nation according to WalletHub

## ECONOMIC GROWTH

U.S. Space Command Headquarters  
Mazda Toyota Plant  
Polaris Plant  
Google Fiber  
Facebook Data Center  
FBI Expansion  
HudsonAlpha expansion

*Huntsville International Airport was voted as the best small airport in the U.S. by USA Today-10 Best Readers' Choice Travel Awards.*

## TOURISM

Madison County had 3,982,545 visitors in 2024 producing \$2.4B in revenue  
US Space and Rocket Center #1 top paid attraction in AL  
Lowe Mill ARTS & Entertainment #2 top free attraction in AL  
Huntsville Botanical Gardens #3 top paid attraction in AL

## QUALITY OF LIFE

- Average commute time is 20 minutes
- Diverse population and cultures
- Warm climate
- Plethora of outdoor events and concerts
- Minor League Baseball and Hockey teams
- 73 miles of greenways
- 65 parks featuring over 3,000 acres
- The Land Trust of North Alabama has more than 70 miles of hiking trails on 8 public preserves in Madison County



# Our Retail Services Include:

Leasing

Tenant Representation

Development Services

Market Analytics

Investment Sales

- Single-Asset Sales
- Portfolio Dispositions

Marketing

Consulting

Property Management

Receivership

Financial Reporting

Corporate Services

- Lease Administration
- Project Management
- Portfolio Management
- Transaction Management

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