



COVE CREEK
VILLAGE



6407 Highway 431 S

The Hampton Cove area is popular for its gorgeous view of the Tennessee valley and picturesque community. It is a highly desirable neighborhood for many residents of Rocket City. A quick drive on Highway 431 will take you into the heart of Downtown Huntsville. Not only is this community one of the fastest developing suburbs in the Huntsville metropolitan area, but ripe for new businesses to provide services and products to these residents.

Anchor Tenant: Tazikis, The Brass Tap

Property will deliver a Warm Dark Shell, NNN, and Undisclosed PSF



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LEELAND VENTURES
DEVELOPMENT • INVESTMENT • CONSTRUCTION



RENDERINGS

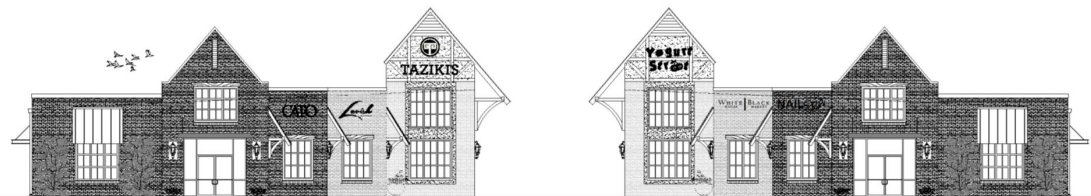


RENDERINGS



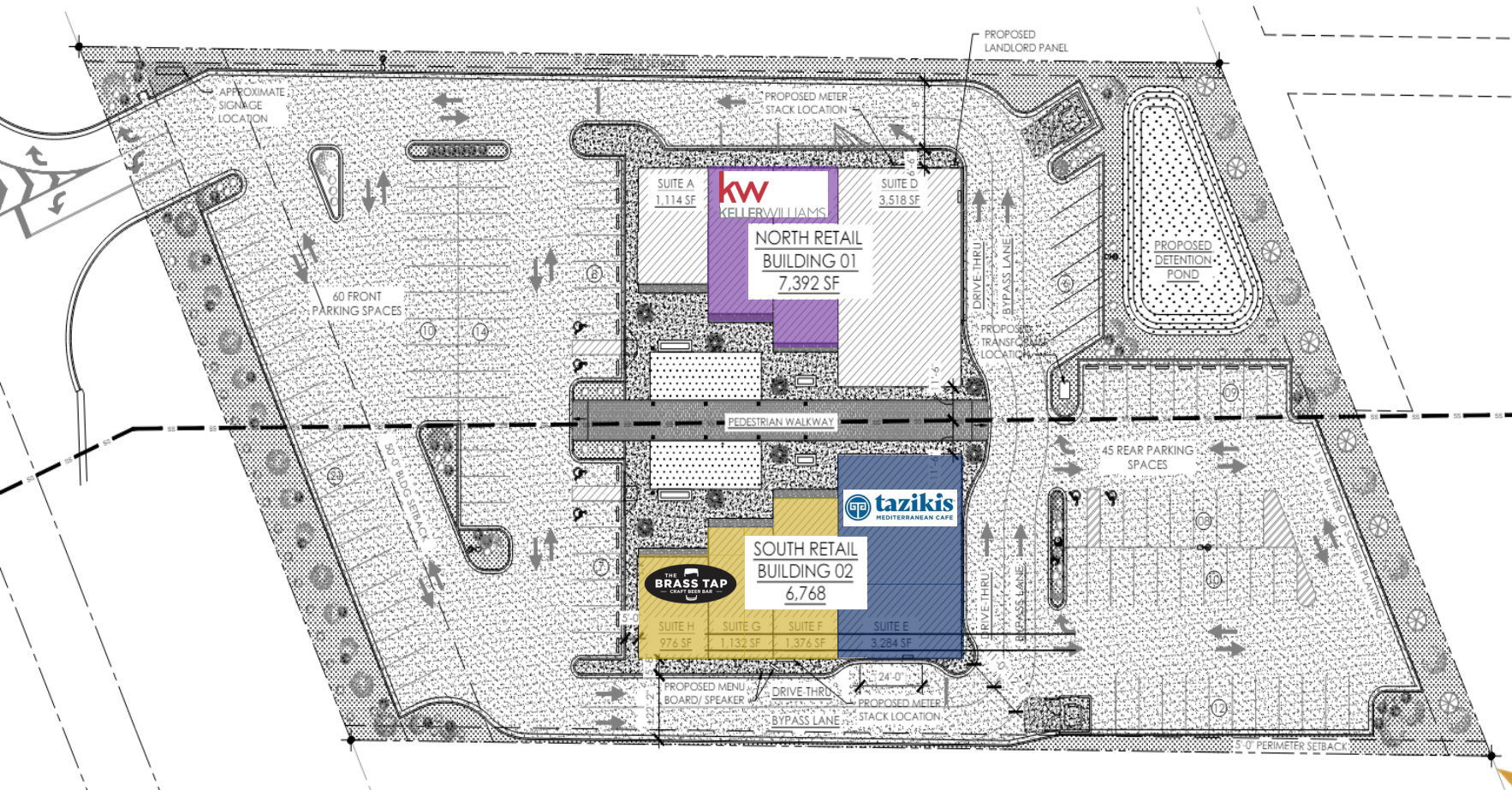
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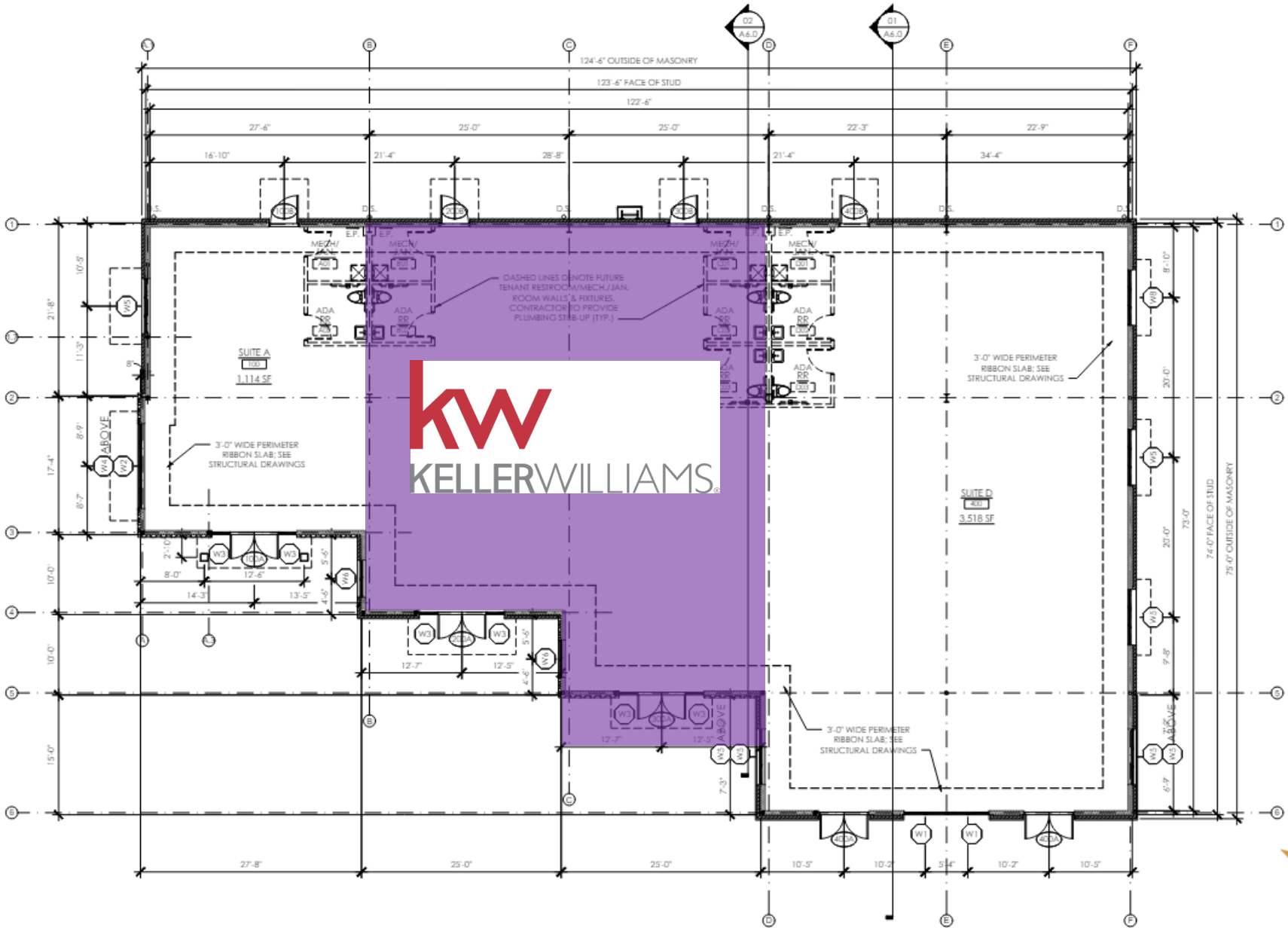
SITE PLAN

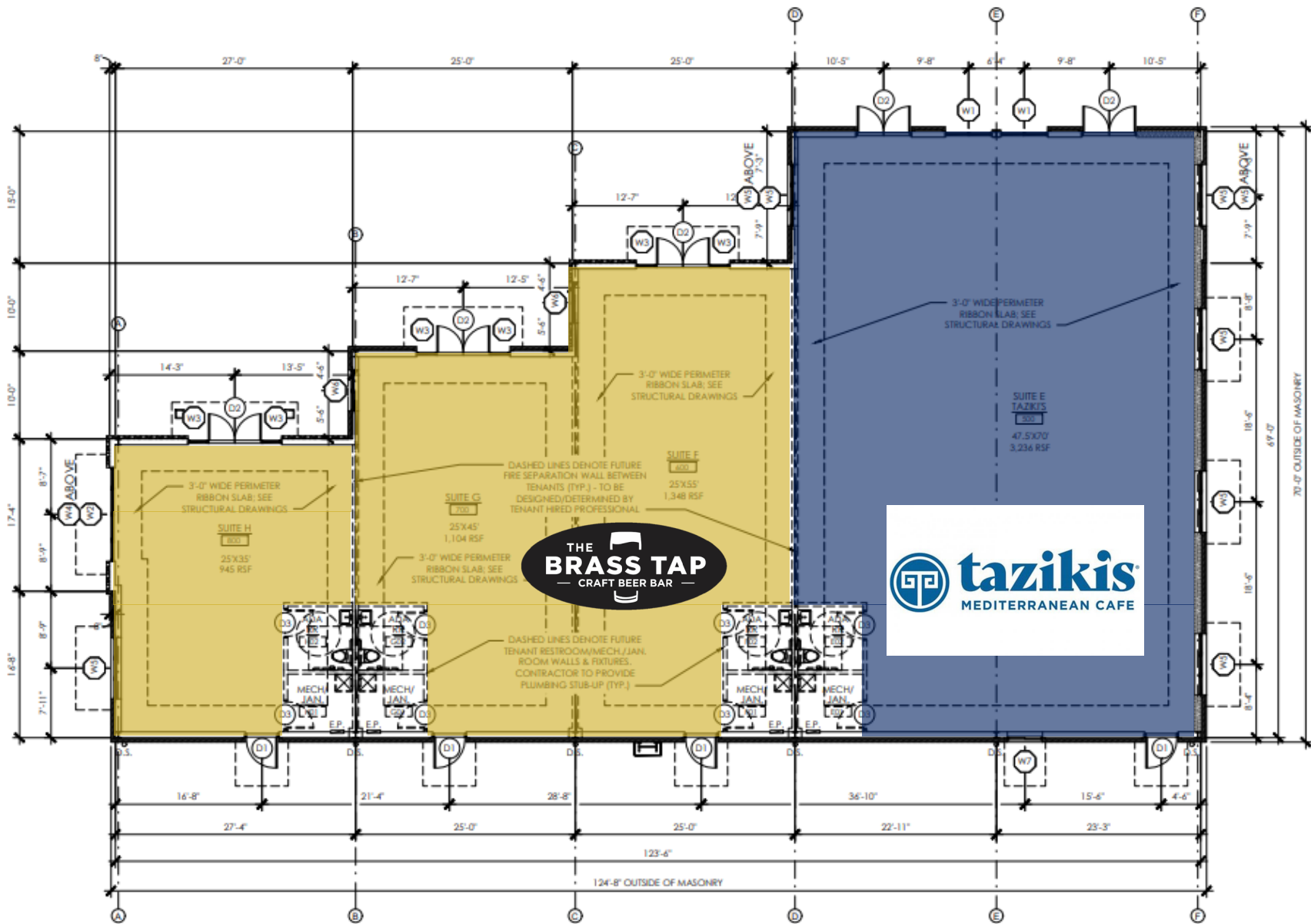


SCHEMATIC ELEVATION "B"
DATE: 01/01/2014, WASHINGTON, ALASKA

HAMPTON COVE II
Leeland/Ventures







Map showing various businesses in the Mountain Cove area:

- POOLS plus inc.** and **Hampton Inn**
- Huntsville WHOLESALE NURSERY**
- REDSTONE FEDERAL CREDIT UNION**
- Fast Trees EXPRESS Car Wash**
- ASIAN express**, **AE**, and **Arby's**
- DUNKIN' DONUTS** and **EXPRESS OIL CHANGE 10 MINUTE SERVICE**
- LOWE'S**, **AutoZone**, **Bucaravista MEXICAN CANTINA**, **Huddle House**, **BANK INDEPENDENT**, and **Hardee's**
- Pizza Hut** and **Dutch Bros**
- Publix**, **McDonald's**, **Great Clips**, **TOC The Orthopaedic Center**, **Regions**, and **SportsMED**
- Walmart**, **Walgreens**, **SONIC**, **TACO BELL**, **Wendy's**, **HUNTSVILLE HOSPITAL**, **DOLLAR TREE**, **MAPCO**, and **Dollar Tree**
- Publix**, **McDonald's**, **Great Clips**, **TOC The Orthopaedic Center**, **Regions**, and **SportsMED**
- ROBERT TRENT JONES GOLF TRAIL** and **covechurch**

Area Map

Demographics



Average Age:
44.7



Number of
Households:
22,578



Stats	Population	Household Avg. Income
1 Mile	3,238	\$177,182
3 Miles	20,790	\$156,696
5 Miles	56,903	\$142,004



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