

Publix #1126 - Winchester Plaza

2246 Winchester Road NE
Huntsville, AL 35811
Lat 34.819, Long -86.489

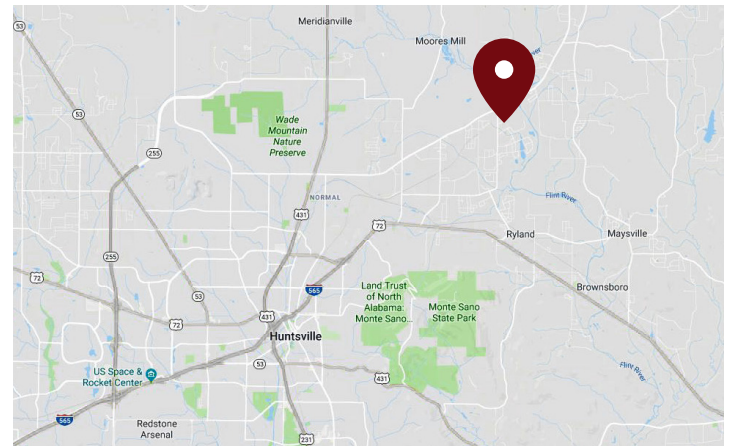
FOR LEASE



1,400 - 2,800 SF & ±8.7 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Diverse Mix of Retail, Dining and Services
- Surrounded by an Affluent Population with an Average Household Income of \$101,371 Within a 3-Mile Radius
- Economy Driven by Aerospace and Military Technology Industry, Including Major Employer NASA/George C. Marshall Space Flight Center
- Traffic Count: 19,810 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,459	19,983	35,583
Daytime Population	2,497	12,467	25,190
Total Households	1,240	7,647	13,337
Avg. HH Income	\$150,472	\$128,681	\$125,934

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

Office: 334.409.6445 | Cell: 334.590.4332 | jgolomb@crossmanco.com
505 Cloverdale Road, Suite 103, Montgomery, AL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

Publix #1126 - Winchester Plaza

2246 Winchester Road NE

Huntsville, AL 35811

Lat 34.819, Long -86.489



- AVAILABLE
- LEASED
- NOT OWNED

Suite	Tenant	Size	Suite	Tenant	Size
200	Publix	45,600	304	China Cook	1,400
100	H&R Block	1,400	305-307	El Monte Mexican Restaurant	4,200
101-102	Focus Physiotherapy	2,800	308	Pizza Hut	1,080
103	Dr. Knapp	1,400	309-310	Fuji Japanese Cuisine & Sushi	2,512
104	Vices	2,100	311	Fuelhouse Nutrition	1,200
106	AVAILABLE	2,800	312	May-Kay Donuts	1,200
300	UPS	1,400	313-314	Rafael's Pizzeria & Italian Restaurant	2,400
301	Cuts By Us	1,400	OP1	Pad A (Will Divide)	±8.7 Acre
302	Beaute Nail Shop	1,400	OP2	Fifth Third Bank	±1.5 Acre
303	AVAILABLE	1,400			
TOTAL 75,692					



Jamie Golomb

Office: 334.409.6445 | Cell: 334.590.4332 | jgolomb@crossmanco.com
 505 Cloverdale Road, Suite 103, Montgomery, AL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

Publix #1126 - Winchester Plaza

2246 Winchester Road NE
Huntsville, AL 35811
Lat 34.819, Long -86.489

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Friday	231,397
Friday	228,598
Sunday	224,570

OF VISITS

TOP 3 HOURS

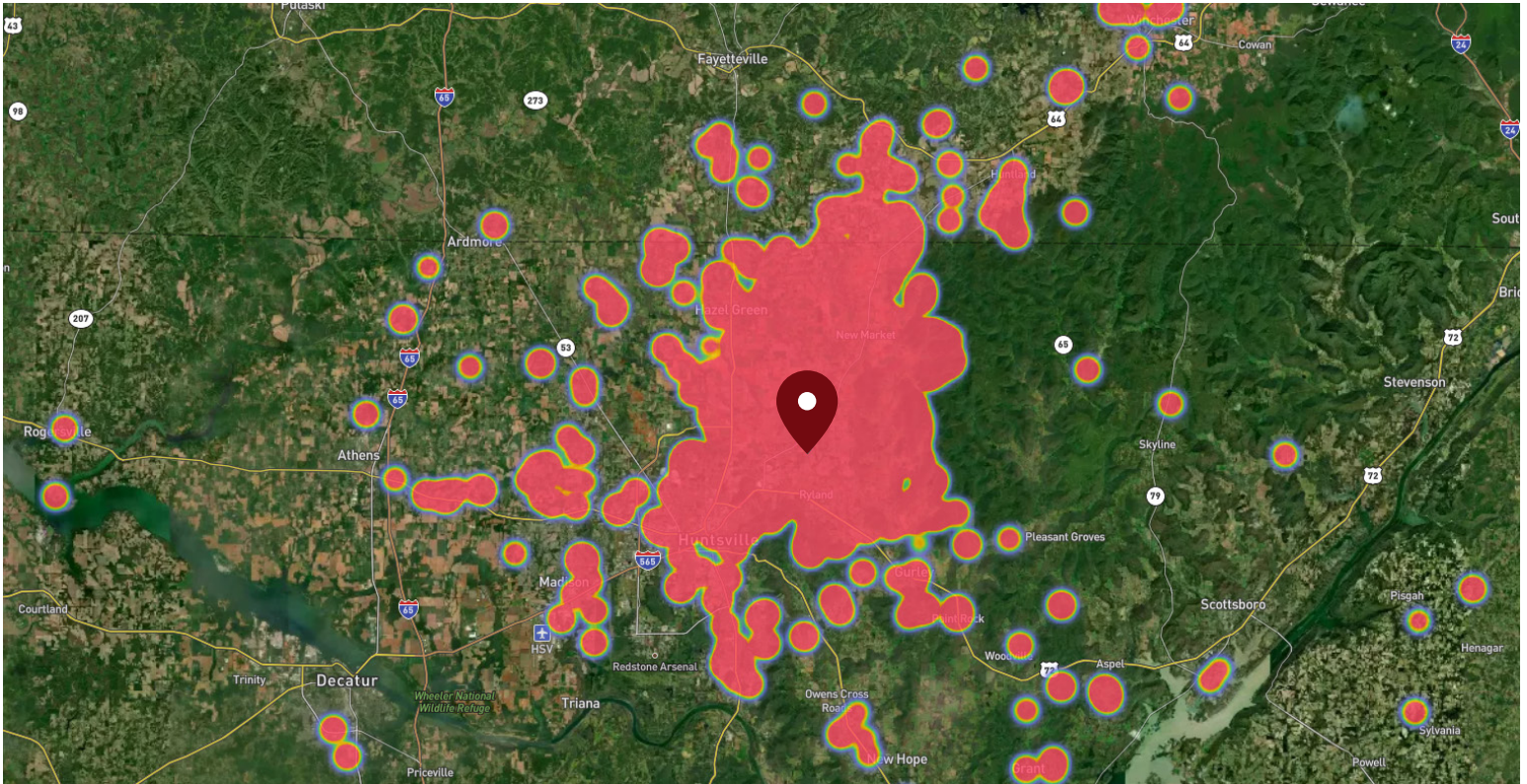


5-6 PM	268,473
6-7 PM	266,625
4-5 PM	223,481

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2024 - April 30, 2025

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

Jamie Golomb

Office: 334.409.6445 | Cell: 334.590.4332 | jgolomb@crossmanco.com
505 Cloverdale Road, Suite 103, Montgomery, AL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com