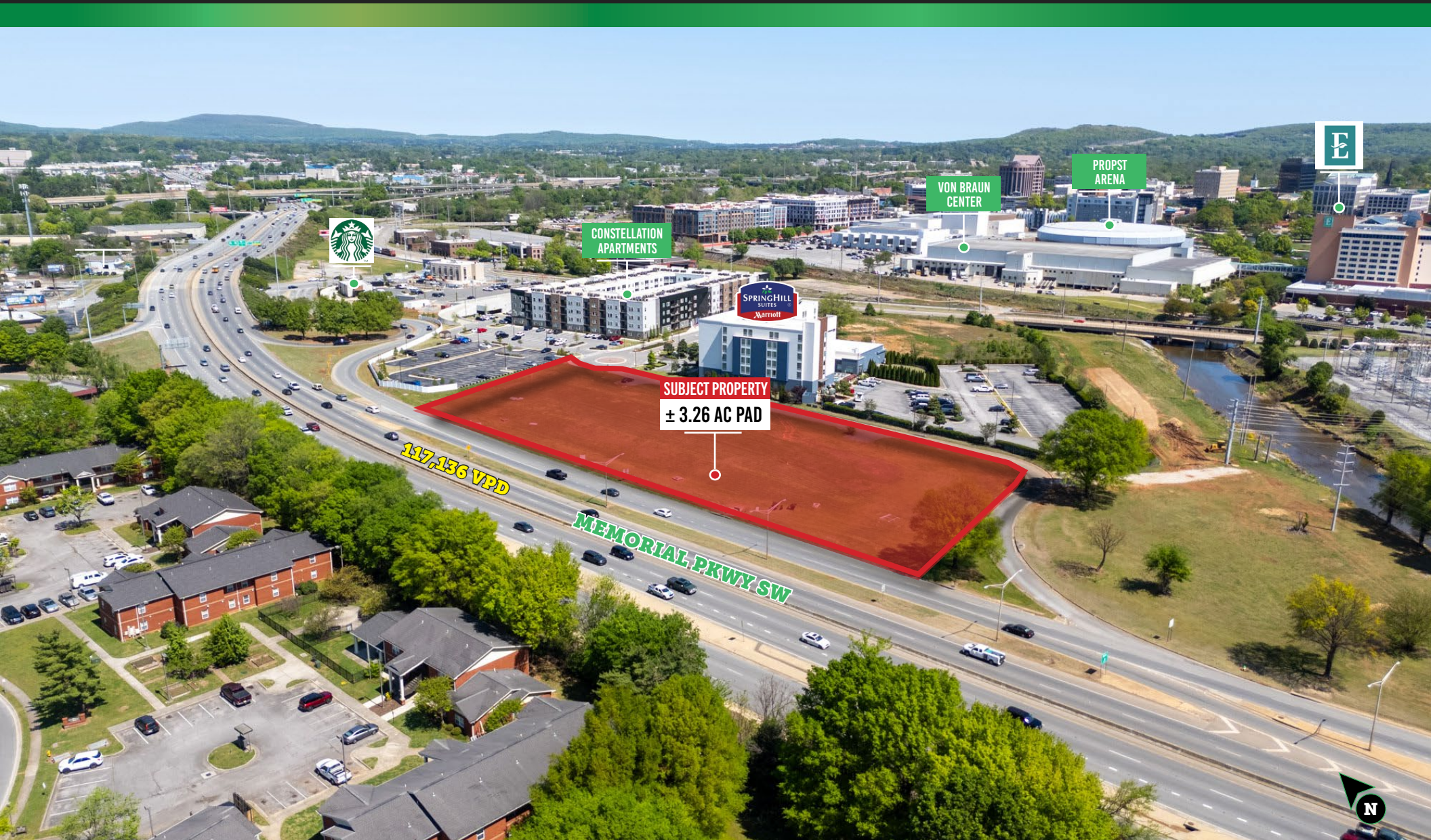


# HIGHWAY VISIBLE HOSPITALITY/RETAIL PAD

AVAILABLE FOR SALE

745 Constellation Place Dr | Huntsville, AL



**EMMA BARRECA**

Cell: (610) 469-4000  
emma@dpcr.com

**MARTI WEINSTEIN**

Cell: (224) 612-2332  
marti@dpcr.com



Firm Lic. #000131804-0

7339 E. McDonald Dr.  
Scottsdale, AZ 85250  
O: 480.947.8800  
www.dpcr.com

**D** **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

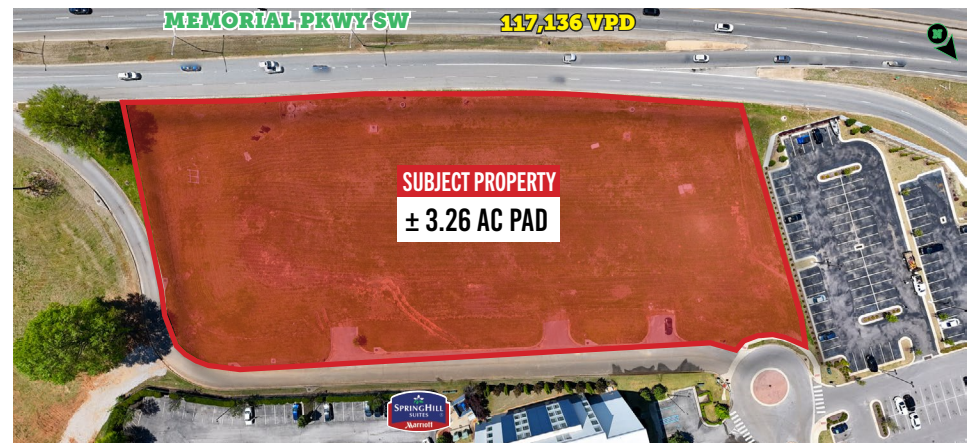
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## PROPERTY HIGHLIGHTS

- Maximum visibility along Memorial Parkway SW with 117,136 VPD
- Graded and positioned for hotel or larger retail development
- Directly adjacent to Springhill Suites Huntsville Downtown
- Proximate to Von Braun Center (10,000 seat entertainment venue)
- Minutes from Huntsville Hospital (1,800+ beds) and major corporate employers
- Strong hospitality demand drivers: conventions, medical, defense and aerospace sectors
- 144,848 daytime population within 5 miles



## Join Nearby Tenants:



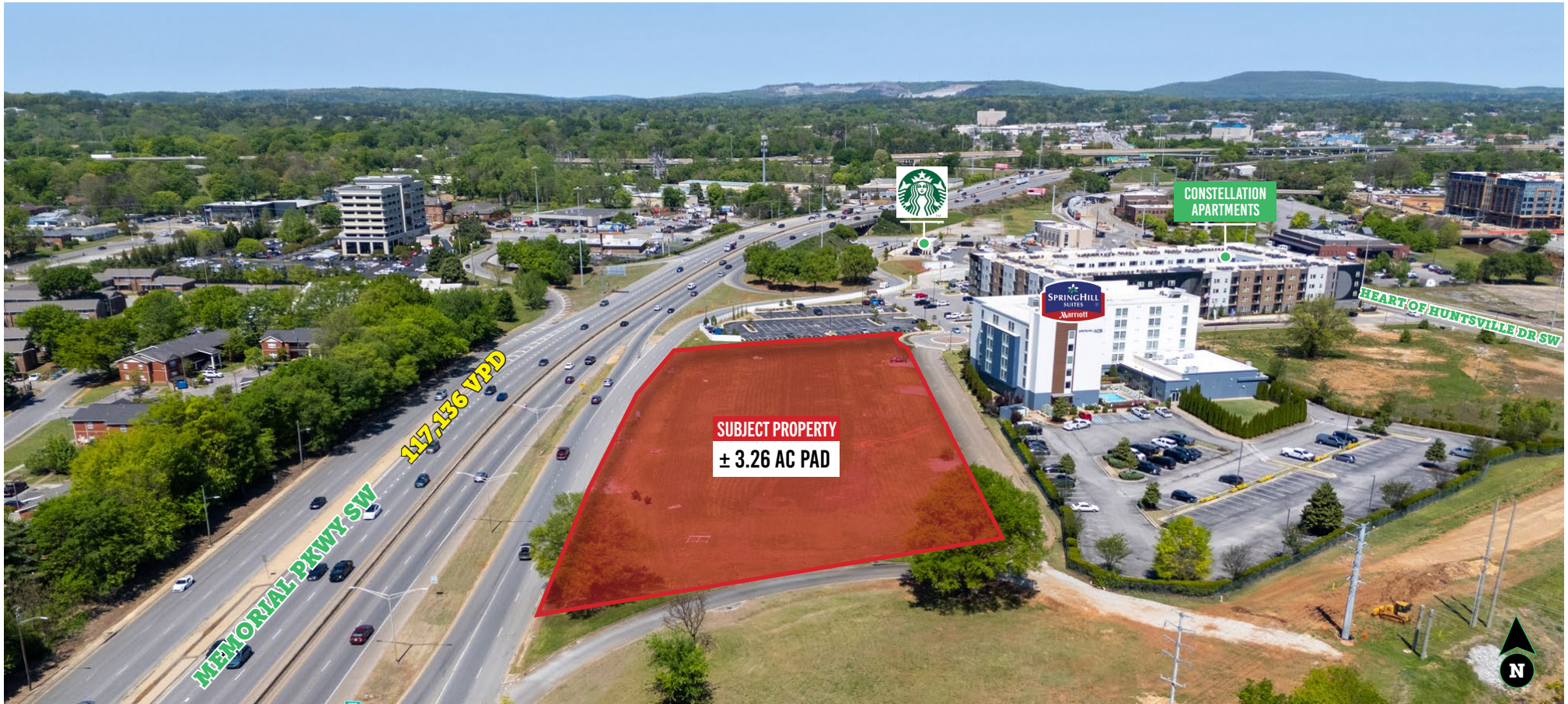
**SHERWIN  
WILLIAMS**



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## DEMOGRAPHICS 2025



POPULATION

**1 MILE** 7,734  
**3 MILE** 69,247  
**5 MILE** 122,902



HOUSEHOLDS

3,697  
 30,613  
 53,104



AVG HH INCOME

\$103,432  
 \$93,375  
 \$93,422



MEDIAN HOME VALUE

\$500,308  
 \$322,433  
 \$300,001



DAYTIME POPULATION

24,230  
 80,597  
 144,848



TOTAL BUSINESSES

1,682  
 5,743  
 8,352

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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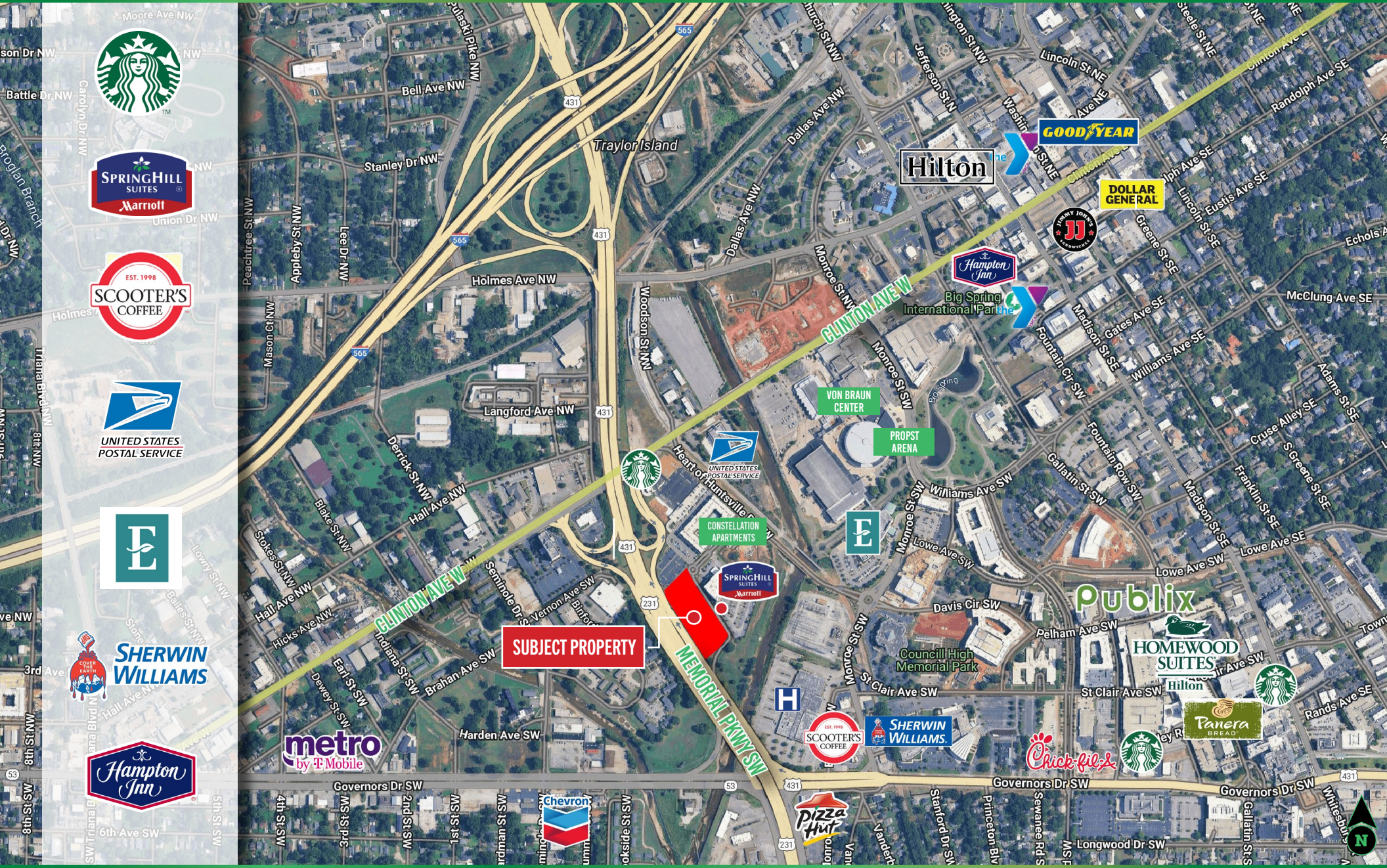


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