

Colliers



# Olympia Crossing

11850 US-231, Meridianville, AL 35759  
(Huntsville, AL)

## OFFERING MEMORANDUM

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# Table of CONTENTS

03 Property  
Overview

13 Financial  
Analysis

20 Market  
Overview

03

PROPERTY  
OVERVIEW





## EXECUTIVE SUMMARY

Colliers is pleased to present Olympia Crossing, a best-in-class, +/- 16,020-square-foot new-construction, unanchored strip center strategically positioned in the rapidly expanding Huntsville, Alabama market. Situated along Highway 231/431 — a high-visibility corridor carrying in excess of 34,000 vehicles per day — the property is located within the Meridianville submarket, which has experienced extraordinary population growth of 122% from 2000 to 2025.

Olympia Crossing benefits from a diversified, necessity-driven tenant roster comprised entirely of medical, restaurant, and service-oriented tenants, providing strong insulation against economic volatility. The property sits within immediate proximity to North Village Town Center, a \$240 million mixed-use development headlined by Target and Home Depot, encompassing more than 500,000 square feet of retail. In addition, Huntsville Hospital has announced plans to develop a \$50 million emergency room and imaging center on land adjacent to North Village Town Center — further anchoring the corridor as a regional destination.

Additional upside is available through the lease-up of one remaining 1,400 SF vacancy, presenting an investor the opportunity to drive incremental NOI upon acquisition. The surrounding trade area reflects an affluent consumer base, with an average household income of \$120,394 within a 3-mile radius. Olympia Crossing represents a compelling opportunity to acquire a recently constructed, strip center in one of the most sought-after growth markets in the Southeast — the Huntsville MSA, recognized as the 15th-fastest-growing metropolitan area in the nation.



## Recently Constructed, Unanchored Strip Center in a Booming Huntsville Growth Corridor:

- Dual-phase construction (2022 / 2025) significantly limits near-term capital expenditure exposure
- Mark-to-market upside- as current in-place rents present an opportunity to push rates upon lease renewal or re-tenanting
- Value-add potential through lease-up of the remaining 1,400 SF vacancy, providing immediate NOI growth potential
- Positioned within minutes to a \$240 million retail development and a planned \$50 million hospital campus, reinforcing sustained co-tenancy demand
- At-grade visibility with the center oriented parallel to the highway, offering excellent signage exposure and direct ingress/egress from Hwy 231/431



## Necessity-Based Tenant Roster – Healthcare, Personal Service & Restaurant:

- Crestwood Healthcare, the center's largest tenant at 26% of GLA, is operationally affiliated with Huntsville Hospital — one of the largest and most established health systems in Alabama — providing institutional-grade tenancy stability
- Olympia Crossing carries a distinctive “medtail” identity: Crestwood Healthcare, Magnolia Animal Hospital, and Healthsource Chiropractic collectively occupy 54% of occupied space, insulating the center from broader e-commerce threats
- AT&T's most recently executed lease — signed at \$35.00 PSF — establishes a definitive, market-validated rental benchmark for the corridor and confirms continued leasing momentum
- Marco's Pizza and Asian Express provide a complementary food-and-beverage component; both tenants are currently operating below \$23.00 PSF, indicating meaningful mark-to-market opportunity
- According to Placer.ai, the subject Marco's location ranks in the top 85th percentile nationally and is ranked 6th out of 35 locations statewide — a strong indicator of foot traffic quality and trade area depth





## Explosive Growth in Meridianville — A Submarket on the Move:

- Meridianville has emerged as one of North Alabama's most dynamic growth corridors, driven by the northward expansion of residential and commercial development radiating from Huntsville proper
- Airport Expansion: Huntsville International Airport (HSV) is executing a significant capital improvement program — expanding infrastructure, increasing passenger capacity, and enhancing connectivity to national markets; airport-adjacent employment growth is a proven catalyst for housing formation and retail demand
- Exceptional Trade Area Demographics: Madison County and the greater Huntsville MSA consistently rank among the fastest-growing metros in the Southeast, supported by sustained federal defense investment at Redstone Arsenal, a thriving aerospace and technology sector, and ongoing in-migration from higher-cost markets
  - Traffic counts exceeding 34,000 VPD along Hwy 231/431
  - 3-mile average household income of \$120,394
  - 122% population growth within 3 miles from 2000 to 2025



## Huntsville — One of the Fastest-Growing MSAs in the United States:

- The Huntsville MSA is home to over 1.2 million people and ranks as the 15th-fastest-growing metropolitan statistical area in the nation
- Huntsville has surpassed Birmingham to become the largest city in Alabama, with a population exceeding 240,000 residents
- Huntsville posted a 2.6% population growth rate in 2025 — ranking among the six fastest-growing cities nationally — and is averaging approximately 11,000 new residents annually
- To support continued expansion, ALDOT is constructing the Northern Bypass, a \$35 million roadway designed as a key component of the city's long-range transportation loop system
- In September 2025, the White House announced the relocation of U.S. Space Command headquarters to Huntsville, a move projected to create up to 30,000 additional jobs and further stimulate demand across all commercial real estate sectors

<b>Address</b>	11836-11850 Hwy 231/431, Meridianville, AL 35759
<b>Year Built</b>	2022 (Phase 1) 2025 (Phase 2)
<b>Occupancy</b>	91%
<b>GLA</b>	+/- 16,020 SF
<b>Buildings</b>	2
<b>Suite Sizes</b>	+/- 1,400 – 4,244 SF
<b>Ownership</b>	Fee Simple
<b>Parcel ID – Phase 1</b>	08-04-19-0-000-032.002
<b>Parcel ID – Phase 2</b>	08-04-19-0-000-032.003
<b>Land Area – Phase 1</b>	1.00 Acre (per tax records)
<b>Land Area – Phase 2</b>	0.84 Acres (per tax records)
<b>HVAC</b>	Ground-Mounted HVAC Units
<b>ROOF</b>	Standing Seam Metal Roof

## KEY TENANTS

<b>Medical / Healthcare</b>	Crestwood Healthcare (Huntsville Hospital Affiliate)
<b>Medical / Veterinary</b>	Magnolia Animal Hospital
<b>Medical / Chiropractic</b>	Healthsource Chiropractic
<b>Restaurant</b>	Marco's Pizza, Asian Express
<b>Service / Telecom</b>	AT&T

**Asking Price**

**\$5,900,000**

**Price Per SF**

**\$368 PSF**

**NOI**

**\$399,284**

**Cap Rate**

**6.75%**

## LOCATION & DEMOGRAPHICS

**Downtown Huntsville**

+/- 9 Miles | ~20-Minute Drive

**Traffic Count (Hwy 231/431)**

+/- 34,000 VPD

**Avg. HH Income (3-Mile)**

\$120,394

**Population Growth (2000–2025)**

+122% within 3-Mile Radius

**Projected Growth (2025–2030)**

+7.1% within 3-Mile Radius

## NEARBY DEVELOPMENTS

**North Village Town Center**

Under development — \$240M Super Target & Home Depot-anchored center (500,000+ SF)

**Huntsville Hospital Campus**

Hospital system pursuing 72 acres adjacent to subject for new \$50M ER & imaging center

# Trade Area Overview



231

Colonial Pointe Community:  
In 7th Phase of Development

Flint Crossing Market Place

THE COLONIAL  
Golf Club  
EST. 1944

CVS

Hamley Bakery

PATRIOT  
AUTOMOTIVE INC.  
YOUR FRIENDS IN THE CAR BUSINESS

Hardee's

Domino's

Olympia Crossing

FRESENIUS  
KIDNEY CARE

Waffle House  
McDonald's

SUBWAY  
DUNKIN' DONUTS

La Fuente  
Mexican Restaurant

COMPLETE DENTAL

Pizza Hut

Huntsville Executive Airport (MDQ)

North Huntsville Industrial Park

UNITED STATES POSTAL SERVICE

Shell

US-231 // ± 34,000 VPD

\$50 MM Plan for Huntsville Hospital

U-HAUL

STARBUCKS

SudStop  
CAR WASH

K

North Village Town Center:  
\$240M Development Underway

RACEWAY

DOLLAR GENERAL

Grand Hollow by Valor Communities Development

THE HOME DEPOT  
TARGET

FOOD CITY

Meta Data Center  
450K SF

Wood Trail by  
Davidson Homes

THE  
**COLONIAL**  
*Golf Club*  
EST. 1966

Colonial Pointe Community:  
In 7th Phase of Development

**WASH  
N'ROLL**



**FRESENIUS  
KIDNEY CARE**

Huntsville Executive  
Airport Expansion.  
Access to be added

Olympia  
Crossing

New plans for Industrial  
Development that  
Feeds from the airport

US-231 // ± 34,000 VPD



~20 min. drive time to Huntsville, AL →

Huntsville Executive Airport (MDQ)

\*Land has been purchased for Development  
Airport Access is being planned from highway directly to airport

Olympia Crossing

WASH N' ROLL

Hardees

Waffle House  
McDonald's

FRESENIUS KIDNEY CARE

Lawler's BARBECUE  
Pizza Hut

COMPLETE DENTAL

Beginnings of Excellence Kindergarten

US-231 // ± 34,000 VPD

~20 min. drive time  
to Huntsville, AL

North Village Town Center:  
\$240M Development Underway



Meridianville Cumberland  
Presbyterian Church

Median Home Value  
within 1 Mile \$343,032

Huntsville Executive  
Airport (MDQ)

Olympia  
Crossing

FRESENIUS  
KIDNEY CARE

Waffle House  
McDonald's

\*Land has been purchased  
for Development  
Airport Access is being planned  
from highway directly to airport

US-231 // \$34,000 VPD



13

FINANCIAL ANALYSIS



# In-Place Income

BUILDING	TENANT	SQUARE FEET	PRO RATA SHARE	START DATE	LEASE EXPIRATION	BASE RENT PSF	RECOVERIES PSF	BASE RENT	OPEX RECOVERIES	GROSS RENT	LEASE RECOVERY STRUCTURE
Phase I - A	Marco's Pizza	2,176	13.58%	8/1/22	7/31/32	\$16.50	\$2.50	\$35,904	\$5,440	\$41,344	NNN + MGMT & ADMIN
Phase I - C	Crestwood Healthcare	4,244	26.49%	5/1/23	4/30/33	\$38.27	\$2.50	\$162,411	\$10,610	\$173,021	PRS of Direct Expenses (includes CAM, Taxes, Insurance, MGMT): All Direct Expenses capped at 3% on a non-cumulative basis
Phase I - D	Asian Express	1,600	9.99%	8/1/23	7/31/28	\$22.50	\$2.50	\$36,000	\$4,000	\$40,000	PRS of Direct Expenses (includes CAM, Taxes, Insurance, MGMT): CAM, MGMT and Insurance capped at 3% on a non-cumulative basis
Phase II - K	Magnolia Animal Hospital	2,000	12.48%	8/1/25	7/31/32	\$28.00	\$2.50	\$56,000	\$5,000	\$61,000	PRS of Direct Expenses (includes CAM, Taxes, Insurance, MGMT): CAM, MGMT and Insurance capped at 3% on a non-cumulative basis
Phase II - J	HealthSource Chiro	1,600	9.99%	7/1/25	6/30/35	\$26.00	\$2.50	\$41,600	\$4,000	\$45,600	PRS of Direct Expenses (includes CAM, Taxes, Insurance, MGMT): CAM, MGMT and Insurance capped at 3% on a non-cumulative basis
Phase II - G	Mathnasium	1,400	8.74%	4/1/26	5/31/31	\$29.50	\$2.50	\$41,300	\$3,500	\$44,800	PRS of Direct Expenses (includes CAM, Taxes, Insurance, MGMT): CAM and MGMT capped at 5% on a non-cumulative basis
Phase II - H	Vacant	1,400	8.74%			\$0.00	\$0.00	\$0	\$0	\$0	-
Phase II - F	AT&T	1,600	9.99%	6/1/26	2/28/31	\$35.00	\$2.50	\$56,000	\$4,000	\$60,000	NNN+MGMT: 2.75% Cap on Controllable CAM. Mgmt and Admin = 5% of Total CAM
						<b>\$26.79</b>	<b>\$2.28</b>	<b>\$429,215</b>	<b>\$36,550</b>	<b>\$465,765</b>	

<b>TOTAL OCCUPIED</b>	14,620	91%
<b>TOTAL VACANCY</b>	1,400	9%
<b>TOTAL SF</b>	<b>16,020</b>	<b>100%</b>

	TOTAL	PSF
<b>EFFECTIVE GROSS INCOME</b>	<b>\$465,765</b>	<b>\$29.07</b>
<b>EXPENSES</b>		
CAM	(\$22,112)	(\$1.38)
Insurance	(\$7,849)	(\$0.49)
Real Estate Tax	(\$12,548)	(\$0.78)
Management Fee <b>3%</b>	(\$13,973)	(\$0.87)
Non-Recoverable	(\$10,000)	(\$0.62)
<b>TOTAL EXPENSES</b>	<b>(\$66,481)</b>	<b>(\$4.15)</b>
<b>NET OPERATING INCOME</b>	<b>\$399,284</b>	<b>\$24.92</b>

#### Financial Assumptions:

- [1] Expenses based on 2026 Seller Budget (CAM and Insurance grown 3%). The center is owned under two entities, two parcels. Expenses for both parcels have been combined
- [2] Base Rental Amount for Crestwood Healthcare includes \$6,064.80 per month of Amortized TI, as stated in their lease agreement. This continues for a period of 120 months
- [3] Tenants are billed \$2.50 PSF as additional rent; Colliers has underwritten this as a fixed expense. Please refer to the notes for details on the lease reimbursement methodology.
- [4] Taxes are based on the 2026 Madison County Assessments from March 2026
- [5] No credit has been applied to the vacant space. LL has interest. Space is in cold dark shell condition
- [6] \$10,000 in Non-Recoverable Expenses Assumed
- [7] Projected rent commencement date for ATT: 6/1/2026
- [8] Exact rent commencement dates are in process of confirmation between LL and tenant
- [9] Marco's Pizza has executed their first renewal option

# Rent Roll

SUITE	Tenant Name	Status	Lease Start	Lease End	SF	Escalation Date	\$/SF/Yr	Rent/Yr	Current Rec/ Yr	Current Rec/SF/ Yr	Gross Rent	Renewal Options	OM Underwriting Structure
Phase I - A	Marco's Pizza	Contract	8/1/22	7/31/32	2,176	-	\$16.50	\$35,904	\$5,440	\$2.50	\$41,344	Three (3) - Five (5) Year Options	Fixed: \$2.50/SF for CAM, Taxes and Insurance
						8/1/26	\$17.00	\$36,992					
						(Exercised) Option 1	8/1/27	\$17.85	\$38,842				
						Option 2	8/1/32	\$18.74	\$40,784				
						Option 3	8/1/37	\$19.68	\$42,823				

Note: Renewal Option 1: Tenant has exercised their first renewal option, extending their term until 7/31/2032

Note: Lease Recovery Structure: NNN + MGMT & ADMIN

Phase I - C	Crestwood Healthcare	Contract	5/1/23	4/30/33	4,244		\$38.27	\$162,411	\$10,610	\$2.50	\$173,021	One (1) - Five (5) Year Option	Fixed: \$2.50/SF for CAM, Taxes and Insurance
						5/1/27	\$38.92	\$165,185					
						5/1/28	\$39.11	\$166,001					
						5/1/29	\$39.55	\$167,860					
						5/1/30	\$40.00	\$169,761					
						5/1/31	\$40.46	\$171,704					
						5/1/32	\$40.93	\$173,689					
						Option 1	5/1/33	FMV	FMV				

Lease Recovery Structure: PRS of Direct Expenses (includes CAM, Taxes, Insurance, MGMT):

Amortized TI Included in Rent: Base Rental Amount for Crestwood Healthcare includes \$6,064.80 per month of Amortized TI, as stated in their lease agreement. This continues for a period of 120 months

Phase I - D	Asian Express	Contract	8/1/23	7/31/28	1,600	-	\$22.50	\$36,000	\$4,000	\$2.50	\$40,000	Three (3) - Five (5) Year Options	Fixed: \$2.50/SF for CAM, Taxes and Insurance
						-	8/1/26	\$22.50	\$36,000				
						-	8/1/27	\$23.00	\$36,800				
						Option 1	8/1/28	\$24.15	\$38,640				
						Option 2	8/1/33	\$25.36	\$40,572				
						Option 3	8/1/38	\$26.69	\$42,704				

Lease Recovery Structure: PRS of Direct Expenses (includes CAM, Taxes, Insurance, MGMT): CAM, MGMT and Insurance capped at 3% on a non-cumulative basis

# Rent Roll

SUITE	Tenant Name	Status	Lease Start	Lease End	SF	Escalation Date	\$/SF/Yr	Rent/Yr	Current Rec/ Yr	Current Rec/SF/ Yr	Gross Rent	Renewal Options	OM Underwriting Structure
Phase II - K	Magnolia Animal Hospital	Contract	8/1/25	7/31/32	2,000	-	\$28.00	\$56,000	\$5,000	\$2.50	\$61,000	Two (2) - Three (3) Year Options	Fixed: \$2.50/SF for CAM, Taxes and Insurance
						8/1/26	\$28.56	\$57,120					
						8/1/27	\$29.13	\$58,262					
						8/1/28	\$29.71	\$59,428					
						8/1/29	\$30.31	\$60,616					
						8/1/30	\$30.91	\$61,829					
						8/1/31	\$31.53	\$63,065					
						8/1/32	\$32.16	\$64,326					
						Option 1	8/1/33	\$32.81	\$65,613				
							8/1/34	\$33.46	\$66,925				
							8/1/35	\$34.13	\$68,264				
						Option 2	8/1/36	\$34.81	\$69,629				
							8/1/37	\$35.51	\$71,022				
	8/1/38	\$36.22	\$72,442										

Lease Recovery Structure: PRS of Direct Expenses (includes CAM, Taxes, Insurance, MGMT): CAM, MGMT and Insurance capped at 3% on a non-cumulative basis

Phase II - J	HealthSource Chiro	Contract	7/1/25	6/30/35	1,600	-	\$26.00	\$41,600	\$4,000	\$2.50	\$45,600	Two (2) - Five (5) Year Options	Fixed: \$2.50/SF for CAM, Taxes and Insurance
						7/1/26	\$26.52	\$42,432					
						7/1/27	\$27.05	\$43,280					
						7/1/28	\$27.59	\$44,146					
						7/1/29	\$28.14	\$45,029					
						7/1/30	\$28.71	\$45,930					
						7/1/31	\$29.28	\$46,848					
						7/1/32	\$29.87	\$47,785					
						7/1/33	\$30.46	\$48,741					
						7/1/34	\$31.07	\$49,716					
						Option 1	7/1/35	FMV	FMV				
							7/1/40	FMV	FMV				

Note: Lease Recovery Structure: PRS of Direct Expenses (includes CAM, Taxes, Insurance, MGMT):

TI: After 5 years of the lease and every 5 years thereafter, Tenant requires \$10 PSF (\$16,000) for a refresh of clinic per corporate standards

# Rent Roll

SUITE	Tenant Name	Status	Lease Start	Lease End	SF	Escalation Date	\$/SF/Yr	Rent/Yr	Current Rec/ Yr	Current Rec/SF/ Yr	Gross Rent	Renewal Options	OM Underwriting Structure
Phase II - G	Mathnasium	Contract	4/1/26	5/31/31	1,400	-	\$29.50	\$41,300	\$3,500	\$2.50	\$44,800	None	Fixed: \$2.50/SF for CAM, Taxes and Insurance
						6/1/27	\$30.09	\$42,126					
						6/1/28	\$30.69	\$42,969					
						6/1/29	\$31.31	\$43,828					
						6/1/30	\$31.93	\$44,704					
Lease Recovery Structure: PRS of Direct Expenses (includes CAM, Taxes, Insurance, MGMT): CAM and MGMT capped at 5% on a non-cumulative basis													
Phase II - H	Vacant				1,400								
Phase II - F	AT&T	Contract	6/1/26	2/28/31	1,600	-	\$35.00	\$56,000	\$4,000	\$2.50	\$60,000	Two (2) - Five (5) Year Options	Fixed: \$2.50/SF for CAM, Taxes and Insurance
						6/1/27	\$35.70	\$57,120					
						6/1/28	\$36.41	\$58,262					
						6/1/29	\$37.14	\$59,428					
						6/1/30	\$37.89	\$60,616					
						Option 1	6/1/31	\$38.64	\$61,829				
							6/1/32	\$39.42	\$63,065				
							6/1/33	\$40.20	\$64,326				
							6/1/34	\$41.01	\$65,613				
							6/1/35	\$41.83	\$66,925				
						Option 2	6/1/36	\$42.66	\$68,264				
							6/1/37	\$43.52	\$69,629				
							6/1/38	\$44.39	\$71,021				
							6/1/39	\$45.28	\$72,442				
							6/1/40	\$46.18	\$73,891				

Lease Recovery Structure: NNN+MGMT: 2.75% Cap on Controllable CAM. MGMT and Admin = 5% of Total CAM

Occupied SF	14,620
Vacant SF	1,400
<b>Total SF</b>	<b>16,020</b>

Cash Flow Projection		Olympia Crossing - Phase I & II	
<b>REVENUES</b>		<b>Total</b>	<b>PSF</b>
Base Rental Revenue		\$429,215	\$26.79
Expense Reimbursement Revenue			
Fixed CAM Recovery		\$36,550	\$2.28
Total Expense Reimbursement Revenue		\$36,550	\$2.28
<b>TOTAL POTENTIAL GROSS REVENUE</b>		<b>\$465,765</b>	<b>\$29.07</b>
<b>EFFECTIVE GROSS REVENUE</b>		<b>\$465,765</b>	<b>\$29.07</b>
<b>OPERATING EXPENSES</b>			
<b>CAM</b>		<b>Total</b>	<b>PSF</b>
Sewer		\$6,106	\$0.38
Dumpster		\$5,179	\$0.32
Water		\$1,730	\$0.11
Electrical		\$1,360	\$0.08
Landscaping		\$5,760	\$0.36
Sewer Maintenance		\$1,978	\$0.12
<b>CAM</b>		<b>\$22,112</b>	<b>\$1.38</b>
<b>TAXES</b>		<b>\$12,548</b>	<b>\$0.78</b>
<b>INSURANCE</b>		<b>\$7,849</b>	<b>\$0.49</b>
<b>MANAGEMENT FEE</b>	3%	<b>\$13,973</b>	<b>\$0.87</b>
<b>NON-RECOVERABLE</b>		<b>\$10,000</b>	<b>\$0.62</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$66,481</b>	<b>\$4.15</b>
<b>NET OPERATING INCOME</b>		<b>\$399,284</b>	<b>\$24.92</b>



Marco's Pizza is a nationally recognized quick-service pizza brand founded in 1978 and headquartered in Toledo, Ohio. The company specializes in handmade pizzas made with fresh dough, proprietary sauce recipes, and premium cheeses, catering primarily to delivery and carry-out customers. Marco's has grown rapidly through a franchise-driven expansion model and is regarded as one of the fastest-growing pizza chains in the United States, with strong brand recognition and widespread suburban presence.

Tenant Entity: Marco's Pizza | No. of Locations: ~1200 | [www.marcos.com](http://www.marcos.com)



Crestwood Medical Group – Family Medicine – Meridianville is a primary care clinic providing routine and preventive healthcare services to patients in the growing Meridianville and North Madison County market. Operated under Crestwood Medical Group, one of North Alabama's leading physician networks, the practice offers comprehensive family medicine services in a professional and patient-focused environment. The clinic accepts most major insurance plans, accommodates both scheduled appointments and walk-in visits as availability allows, and is currently accepting new patients, supporting stable and recurring patient traffic. As a neighborhood-based medical provider, the practice serves as a daily-needs healthcare tenant with consistent weekday visitation and long-term demand fundamentals.

Tenant Entity: Crestwood Medical Group | No. of Locations: Recently acquired by Huntsville Hospital, total number forthcoming | [www.crestwoodmedgroup.com](http://www.crestwoodmedgroup.com)



Asian Express is a fast-casual restaurant concept offering a variety of Asian-inspired dishes, typically including Chinese and pan-Asian menu items prepared for dine-in and takeout. Concepts like Asian Express benefit from strong consumer demand for affordable, quick-service ethnic cuisine and typically perform well in neighborhood retail centers anchored by daily-needs tenants. The restaurant model emphasizes high turnover, convenience, and value-oriented pricing.

Tenant Entity: Asian Express | No. of Locations: 1



Magnolia Animal Hospital is a full-service veterinary practice providing comprehensive medical care for companion animals, including wellness exams, preventative care, diagnostics, surgery, and urgent treatment services. Operating under a community-focused model, Magnolia Animal Hospital serves pet owners throughout the Meridianville area with essential, needs-based services that generate consistent repeat visitation. Veterinary clinics are considered highly resilient service tenants due to stable pet ownership rates and non-discretionary demand, making Magnolia Animal Hospital a strong long-term retail occupant within neighborhood shopping centers.

Tenant Entity: Guardian Pet Services, LLC | No. of Locations: 1 | [www.magnoliavet.com](http://www.magnoliavet.com)



HealthSource Chiropractic is a national chiropractic and wellness franchise offering chiropractic care, physical rehabilitation, and medical services such as pain management and injury recovery. Founded in 2004, HealthSource has expanded rapidly across the U.S. by combining chiropractic care with a broader, evidence-based healthcare model. Its clinics benefit from healthcare-driven demand and regular patient visits, making it a strong neighborhood service tenant.

Tenant Entity: Healthsource of Meridianville, LLC | No. of Locations: ~130 | [www.healthsourcechiro.com](http://www.healthsourcechiro.com)



Mathnasium is an education-focused franchise specializing in supplemental math instruction for K-12 students. Founded in 2002, the brand delivers customized learning plans designed to improve math comprehension and academic confidence. Mathnasium centers attract consistent weekly visits from families and benefit from strong demographic tailwinds, including population growth and household demand for education services in suburban markets.

Tenant Entity: Soardy United, LLC | No. of Locations: ~1,250 | [www.mathnasium.com/math-centers/meridianville](http://www.mathnasium.com/math-centers/meridianville)



This AT&T store is operated by Prime Communications, the largest privately held AT&T Authorized Retailer in the United States. Prime Communications sells AT&T's full suite of wireless products and services—including mobile devices, upgrades, billing support, and accessories—while operating independently from AT&T corporate-owned locations. The company maintains long-term authorized retail agreements with AT&T and operates nearly 40% of AT&T stores nationwide, providing localized customer service supported by a nationally scaled retail platform. As an essential telecommunications provider, the store benefits from recurring customer visits driven by service needs, device upgrades, and account management, contributing steady foot traffic.

Tenant Entity: AT&T | No. of Locations: ~5,000 Nationwide | [www.att.com/stores/alabama/meridianville/303722](http://www.att.com/stores/alabama/meridianville/303722)

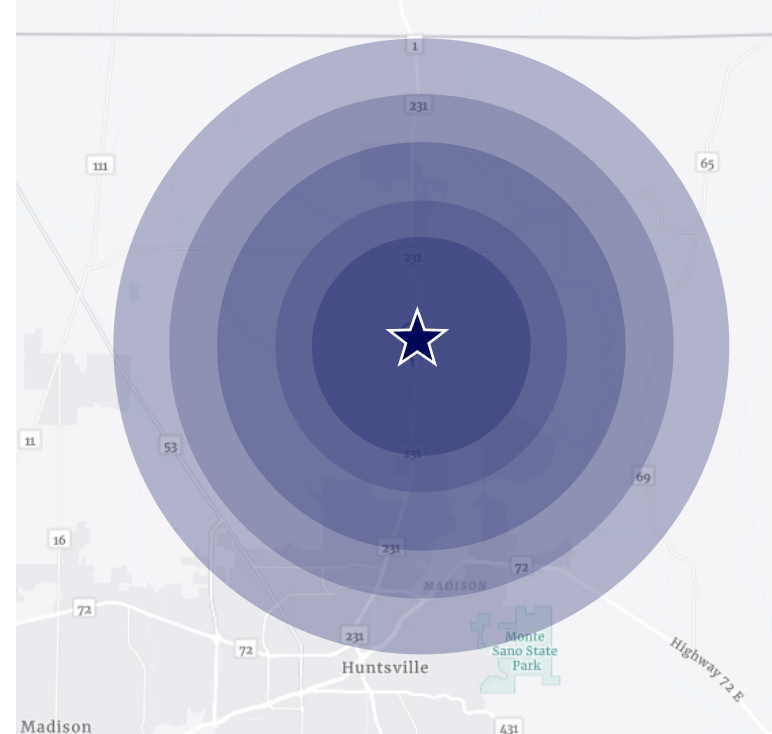
20

MARKET  
OVERVIEW



## 11850 US-231, Meridianville, AL 35759

	1-Mile	3-Mile	5-Miles	7-Miles	10-Miles
<b>Population</b>					
2025 Est. Population	3,976	14,934	36,097	78,731	185,078
2030 Proj. Population	4,268	15,994	38,128	83,281	198,033
Change 2025 - 2030	7.3%	7.1%	5.6%	5.8%	7.0%
Change 2000 - 2025	108.9%	122.5%	59.1%	48.1%	42.2%
2025 Daytime Population	3,304	10,414	25,460	61,415	173,806
2025 Median Age	41.2	40.2	39.4	38.5	38.0
<b>Households</b>					
2025 Est. Households	1,480	5,697	13,640	29,418	75,028
2030 Proj. Households	1,596	6,140	14,560	31,528	81,778
Change 2025 - 2030	7.8%	7.8%	6.7%	7.2%	9.0%
<b>2025 Income</b>					
Average HH Income	\$122,002	\$120,394	\$111,250	\$106,691	\$105,452
Median HH Income	\$92,841	\$93,706	\$88,252	\$83,059	\$80,467
Per Capita Income	\$45,453	\$45,841	\$42,056	\$40,202	\$42,851
<b>2025 Housing Units</b>					
Total Housing Units	1,529	6,000	14,408	32,165	83,676
Owner Occupied Units	91.0%	87.7%	84.1%	76.9%	64.5%
Renter Occupied Units	9.0%	12.3%	15.9%	23.1%	35.5%
Vacant Units	3.2%	5.1%	5.3%	8.5%	10.3%
<b>2025 Employment</b>					
# of Employees	874	2,486	6,463	17,796	71,863
# of Businesses	93	234	683	1,559	6,387



# Huntsville, AL

Huntsville, the largest city in Alabama, is centrally located in the northernmost part of the state. The city gained national recognition during the Space Race of the 1960s and is now consistently among the fastest growing metro areas in Alabama. Huntsville has a 2026 population of 249,102 and its population has increased by 16% since the 2020 Census. More than 1.3 million people reside in the Huntsville metro area.

Huntsville has the most educated population in the state, and a large portion of the population works in engineering and defense thanks to the large presence of NASA and the U.S. Army's Redstone Arsenal. Home to several Fortune 500 companies, the metro area also offers a broad base of manufacturing, retail, and service industries. With a variety of educational, recreational, and cultural opportunities, Huntsville is regularly recognized as a premier location for both business and quality of life. This Southeastern city is consistently named one of the best places to live and work by numerous national publications.



**1.3 Million**  
in Huntsville, AL MSA  
- WorldPopulationReview.com

**20th Safest City**  
in the United States  
- Wallet Hub

**Best Place to Live**  
in the United States (2020-2024)  
- U.S. News & World Report

**2nd Most Affordable City**  
in the United States (2024)  
- U.S. News & World Report

**#1 City for Tech Talent**  
in the United States (2024)  
- Smart Asset

**#1 Job Market**  
in the United States (2023)  
- Smart Asset

**2nd Best Performing City**  
- 2025 Milken Institute

**HUNTSVILLE TAKES COMMAND**  
  
[Click to Read More](#)

**"Huntsville Takes Command: U.S. Space Command HQ moving to the Rocket City"**

## ECONOMIC DRIVERS IN HUNTSVILLE:



Port of Huntsville - Huntsville international airport serves more than 1.2 million passengers annually. The Port of Huntsville is the 19th top-ranked airport for international cargo.



Redstone Arsenal - 38,000-acre, federal installation that is home to more than 70 organizations including the US Army, NASA, and the FBI.



Cummings Research Park - 2nd largest research park in the US. Home to over 300 companies - a mixture of Fortune 500 companies - US Space and Defense, Tech, higher education institutions.



Mazda Toyota Plant - \$2.3 Billion Mazda Toyota Plant built in 2019, 3.7 Million square facility with a spin off effect of ±16,000 jobs.



# Limiting Conditions

This Offering Memorandum was prepared by Colliers and has been reviewed by the Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors, which therefore are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Colliers or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller, Colliers expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. Colliers is not authorized to make any representations or agreements on behalf of the Seller.

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The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

# Olympia Crossing

11850 US-231,  
Meridianville, AL 35759  
(Huntsville, AL)



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