

FOR SALE

HIGH VISIBILITY RETAIL INVESTMENT IN SOUTH HUNTSVILLE



**11561 AND 11563 MEMORIAL PARKWAY SW
HUNTSVILLE AL 35803**

\$1,350,000

ABOUT THE PROPERTY

Located in South Huntsville's most active commercial corridor, this fully leased retail property is well established and serves a growing residential base. Surrounded by national retailers, this property offers excellent visibility, easy access and strong daily traffic counts. This asset presents an attractive opportunity for investors looking to capitalize on steady demand and future growth.

PROPERTY HIGHLIGHTS

- ◆ Excellent Access with multiple entry points
- ◆ Positioned in a thriving commercial district with continued growth
- ◆ Strong Local Demographics
- ◆ Long term tenants with value add potential
- ◆ Close proximity to national and local retailers
- ◆ LI zoning-exceptional flexibility allowing a wide range of commercial, office and light industrial uses

DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Population	7,171	35,401	61,418
Households	3,113	14,908	26,152
Avg HH Income	\$117,530	\$121,185	\$124,298
Median HH Income	\$84,887	\$91,469	\$88,343



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11563

LOCATION:

11561 AND 11563
MEMORIAL PARKWAY SW
HUNTSVILLE AL 35803

ABOUT THE PROPERTY:

11561 IS A 2,100 SF SINGLE
TENANT BUILDING LOCATED
ALONG THE EAST MARGIN
OF THE PROPERTY

11563 IS A 4,900 SF BUILDING
WITH TWO TENANTS AND
FRONTS THE PARKWAY

NORTHERN MOST LOT IS
LEASED TO A FOOD TRUCK



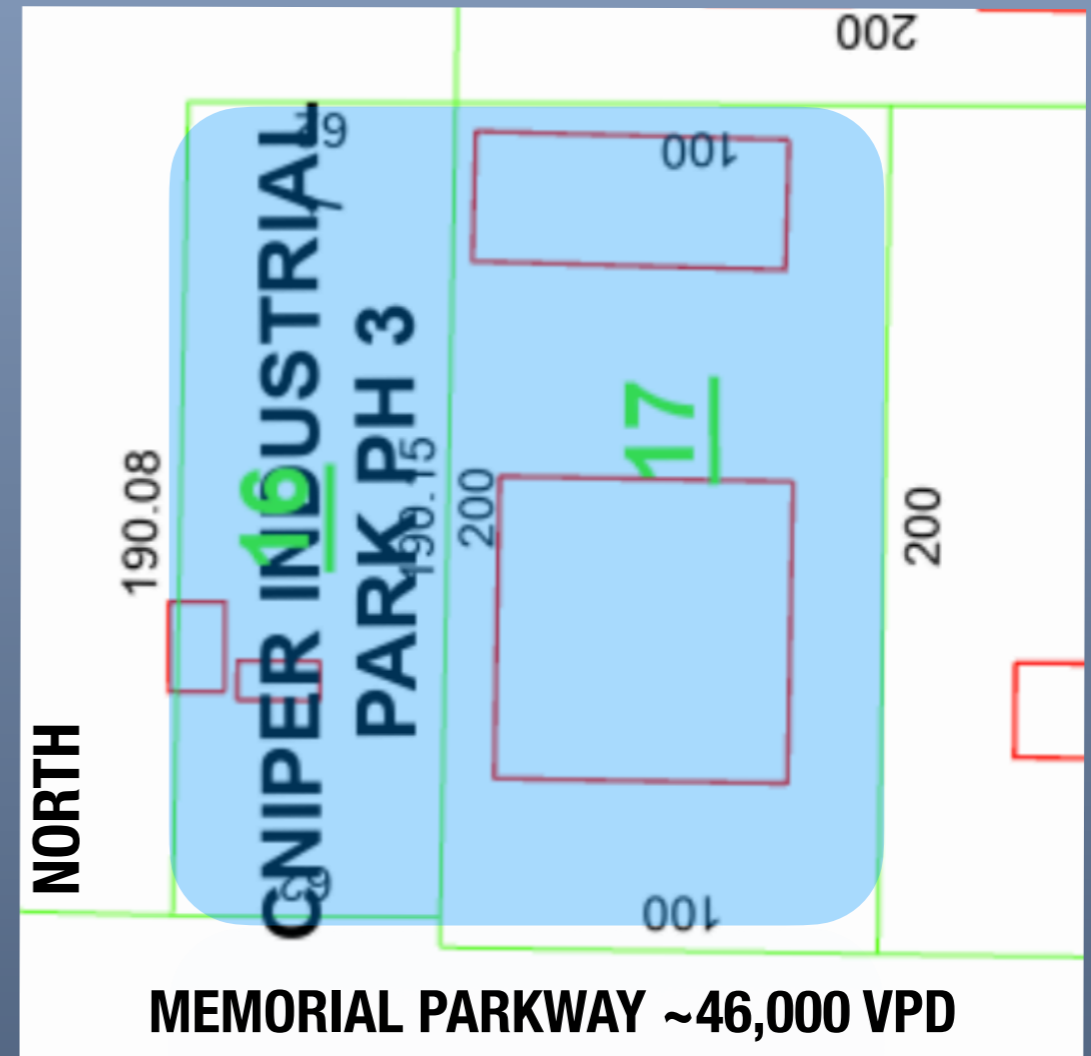
11561



11561

11563

11561 AND 11563 MEMORIAL PARKWAY SW HUNTSVILLE AL 35803



**11561 AND 11563 ARE TWO PARCELS - 33,105 SQUARE FEET/0.76 ACRES
WITH A TOTAL OF 162 FEET OF FRONTAGE ALONG THE EAST MARGIN OF MEMORIAL PARKWAY
TOTAL BUILDING SQUARE FOOTAGE -7,200**



REDSTONE
ARSENAL
GATE 3

**LOCATION: 11561 AND 11563 MEMORIAL PARKWAY SW
HUNTSVILLE AL 35803**