

FOR LEASE



RETAIL · OFFICE · DOWNTOWN HUNTSVILLE

The Garden Cove

628 Meridian Street · Huntsville, Alabama 35801

TOTAL BUILDING

7,000 SF

DIVISIBLE FROM

800–4,000 SF

YEAR BUILT

1964

PARKING

**On-Site &
In Rear**

ASKING RATE

**\$27.50–
\$35.00**

per SF / YR · suites from 800–4,000 SF

Historic character meets modern function at the gateway to Downtown Huntsville — a rare, divisible opportunity on Meridian Street.

WHY IT WORKS

- › Historic character, modern function
- › Prime downtown corner visibility
- › On-site and rear parking
- › Divisible from 800–4,000 SF suites

PROPERTY OVERVIEW

Timeless character. Endless possibilities.

The Garden Cove pairs historic character with modern function at the gateway to Downtown Huntsville. The 7,000 SF building sits on a prominent corner along the Meridian Street / Gateway Greenway corridor, minutes from I-565 and US-72, and divides into suites from 800–4,000 SF — a rare, flexible footprint for restaurant, retail, or professional office users.

SPECIFICATIONS	
Total Building Area	7,000 SF
Divisible Suites	800–4,000 SF
Property Type	Retail / Office
Year Built	1964
Parking	On-Site & Rear
Location	Downtown Huntsville



IDEAL FOR A VARIETY OF USES

The divisible layout adapts to a wide range of downtown businesses — from restaurant and retail to professional office and wellness uses.

Restaurant / Café	2,500–5,000 SF	Farm-to-table, coffee roaster, wine bar	Corner visibility, patio potential, parking
Boutique Retail	1,250–3,000 SF	Specialty apparel, home goods, gifts	Foot traffic, historic charm, divisibility
Professional Services	1,500–4,000 SF	Law, financial advisory, architecture	Prestige address, proximity to downtown
Creative Office	2,000–4,000 SF	Design studio, tech startup, media	Open floor plan, natural light, character
Health & Wellness	2,000–4,000 SF	Boutique fitness, spa, yoga	Parking, corner access, growing demand

LOCATION

In the heart of a growing community



ACCESS

Minutes from I-565 and US-72, with direct frontage on the Meridian Street / Gateway Greenway corridor into Downtown Huntsville.

VISIBILITY

A prominent corner position at the entrance to a rapidly redeveloping downtown district.


GROWTH

Surrounded by new residential, office and hospitality investment along the Greenway corridor.

IN THE NEIGHBORHOOD




Furniture Factory Bar & Grill
Restaurant



National Children's Advocacy Center
Nonprofit / Office



A.M. Booth Lumberyard
Retail / Dining



Big Ed's Pizza
Restaurant

PROPERTY GALLERY

Inside the opportunity



SCHEDULE A TOUR

Claim your corner of Downtown Huntsville.

CALL

256-715-3273

EMAIL

cbatson@landcohsv.com

LANDCO

Real Estate Built on Relationships