

# Publix #1126 - Winchester Plaza

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

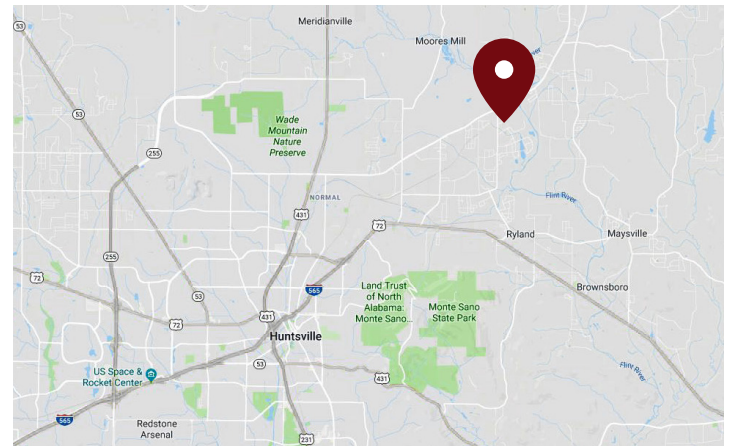
FOR LEASE



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

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- 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 (9/1/2025)	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	Nautical Bowls	1,400			
<b>TOTAL 75,692</b>					



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## 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

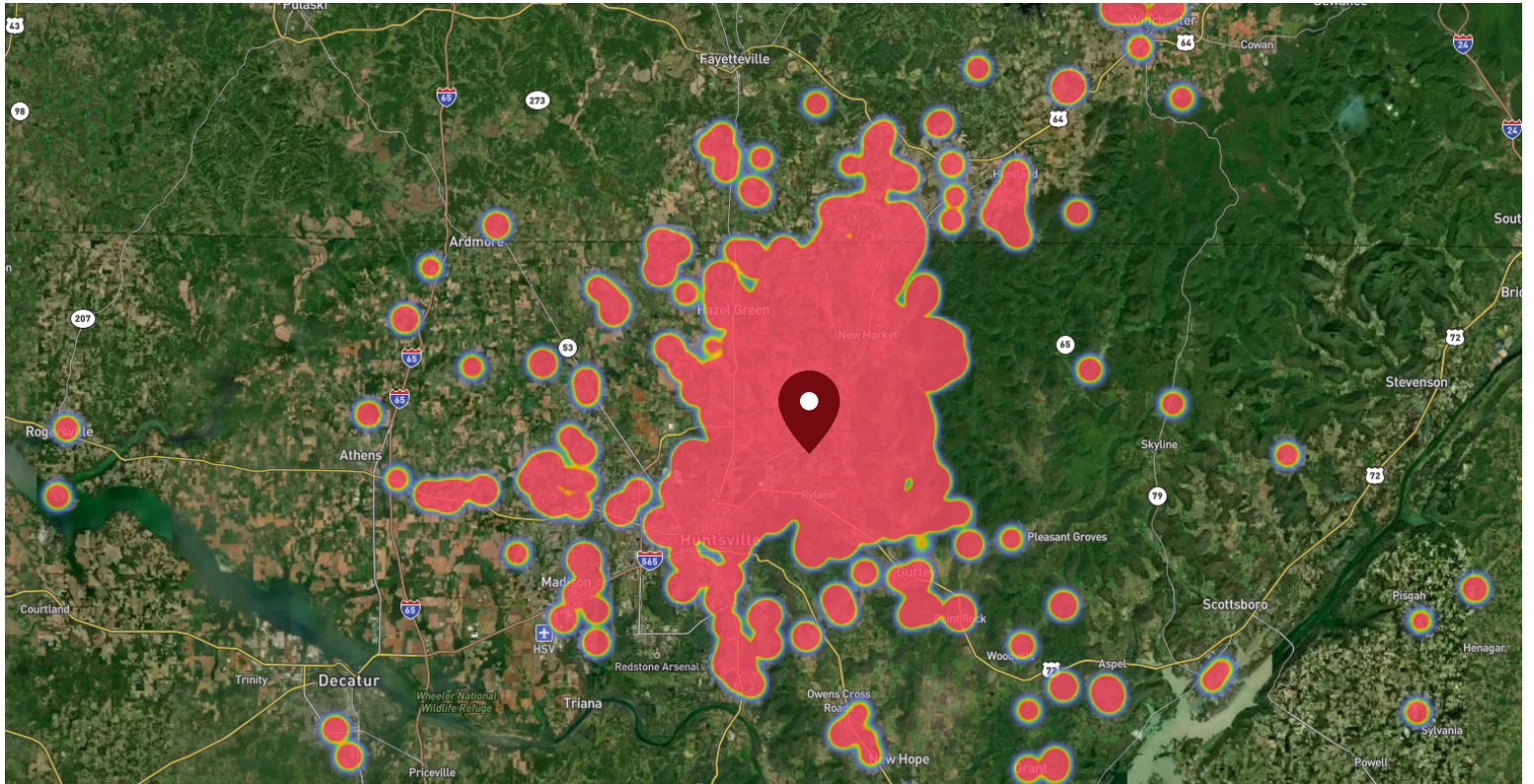


5-6 PM	268,473
6-7 PM	266,625
4-5 PM	223,481

# 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

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