



Colliers

For Lease

Lease Rate:

**\$16.00/SF**  
NNN

Contact:

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## Hwy 53 Centre

Two Suites Available in Retail Center  
Located at Hwy 53 and Hwy 255  
Intersection

- 3740, 3750 & 3760 Hwy 53, Huntsville, AL 35806
- Building Size: 42,430 SF
- End Cap Space with Drive-Thru Available
- Co-Tenants Include: Las Trojas Mexican Restaurant, Bender's Gym, New China Restaurant, Top 10 Nails, Intrinsic Balance Chiropractic, ABC Store, Alfa Insurance, Edward Jones and more
- Abundant parking
- Traffic Count on Hwy 53: 31,590 VPD
- Traffic Count on Research Park Blvd: 19,028 VPD
- High Income Population Area

Accelerating success.

# Property Information

## Hwy 53 Centre

Address:	3740 / 3750 / 3760 Highway 53
Location:	Huntsville, AL 35806
Available Space:	3,045 SF - Suite W 1,423 SF - Suite H - End Cap w/Drive-Thru
Parking:	4.48/1000
Lease Rate:	\$16.00/SF, NNN

### Demographic Profile (2024)

	1 MILE	3 MILE	5 MILE
Population	1,266	27,157	91,642
Households	516	11,527	38,488
Avg. HH Income	\$128,746	\$115,689	\$98,639
Median HH Income	\$119,481	\$90,059	\$73,050
Total # of Employees	1,160	5,863	44,607

## Location



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