

**Available: 3,045 SF Retail/Medical Space in Huntsville's Growing Hwy 53 Corridor**  
**Highway 53 Centre, 3740-3750-3760 AL-53, Huntsville, AL 35806**



**David Singh, Ph.D. | Owner | 602-380-8080 | david.singh@PruthiProperties.com**

**Available: 1,423 SF Retail/Medical Space with a Drive-Thru**  
**Highway 53 Centre, 3740-3750-3760 AL-53, Huntsville, AL 35806**



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# Highlights



## Market Strength

- 43,000 SF retail center in a high-growth Huntsville corridor.
- Affluent trade area with strong 5-year population and household growth.
- Huntsville ranked #1 Best Place to Live by U.S. News & World Report (2022–2023).
- Large residential neighborhoods immediately surrounding the property.
- Multiple new apartment communities under development nearby.

## Tenant Mix

- Strong national and regional tenants including Las Trojas Restaurant, ABC Liquor, Urgent Care, and Benders Gym.
- Diverse mix of restaurant, medical, fitness, and service tenants that drive consistent daily traffic.

## Location Advantages

- Only 8 minutes to the University of Alabama, Huntsville.
- Less than 2 miles from the Toyota Engine Plant.
- Near major employment hubs including Rocketdyne and the Facebook Data Center.
- Positioned along Hwy 53 with strong visibility and access.

# Demographics

## Population & Growth

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	650	22,693	85,119	280,037	88,850
Median Age	44	39	37	38	37
White / Black / Hispanic	65% / 29% / 4%	47% / 48% / 3%	44% / 50% / 5%	62% / 31% / 6%	43% / 51% / 6%
Employment	766	4,929	40,586	197,004	44,305
Buying Power	\$32.80M	\$740.00M	\$2.00B	\$7.30B	\$1.90B

## Income & Education

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Households	264	9,137	34,863	113,312	36,972
Median Household Income	\$124,062	\$80,994	\$56,719	\$64,249	\$51,742
Average Household Income	\$141,264	\$97,592	\$78,852	\$86,974	\$73,956
College Graduates	54.00%	46.10%	36.40%	37.80%	43.40%
% High Income (> \$75K)	75.00%	53.00%	39.00%	44.00%	37.00%

## Housing

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Median Home Value	\$245,925	\$212,637	\$167,510	\$191,576	\$158,124
Median Year Built	2003	1997	1988	1988	1985
Owner / Renter Occupied	94% / 6%	73% / 27%	61% / 39%	64% / 36%	56% / 44%

# Tenant Roster

Tenant	Suite	SF
Benders Gym	1	10,800
<b>AVAILABLE</b>	<b>2</b>	<b>1,423</b>
New China Restaurant	3	1,423
Greenlit LLC	4	2,765
Chiropractor	5	1,587
Planet of the Vapes	6	1,342
Top 10 Nails	7	1,423
ALFA Insurance	8	1,423
Las Trojas Restaurant	9	8,144
ABC Liquor	10	3,570
<b>AVAILABLE</b>	<b>11</b>	<b>3,045</b>
Edward Jones Investments	12	1,400
Highway 53 Urgent Health Care	13	4,655

# Location Information



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