

# For Lease

## University Place

6125 University Drive, Huntsville

### Join Alabama's First IKEA Location!

- Located at high-traffic intersection on US Hwy 72 (University Drive) at Enterprise Way
- Adjacent to Cummings Research Park and Upland Park
- Small Shop Spaces Available



Accelerating success.

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### David Garnett

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## Property Overview

Address	6125 University Drive, Huntsville, Alabama	
Building Area	169,388 Square feet	
Available	2,035 SF	Suite B24
	1,300 SF	Suite B20
	1,100 SF	Suite B13
Location	At the intersection of University Drive & Enterprise Way; Adjacent to Cummings Research Park and Upland Park, which includes 800+ multi-family and senior living units	
Visibility	University Place has great visibility from University Drive	
Access	Traffic signals included at all 3 access points	
Zoning	C-4, Highway Business District	
Parking	4.08/1000	
Pylon Signs	Space available on two pylon signs, including digital advertising	

## Demographics

	1-MI	2-MI	3-MI
Population	6,310	22,227	45,460
No. of Households	3,542	11,305	20,775
Average HH Income	\$74,970	\$85,348	\$92,259
Median HH Income	\$54,262	\$63,877	\$66,461
Total No. of Employees	9,331	28,209	43,975

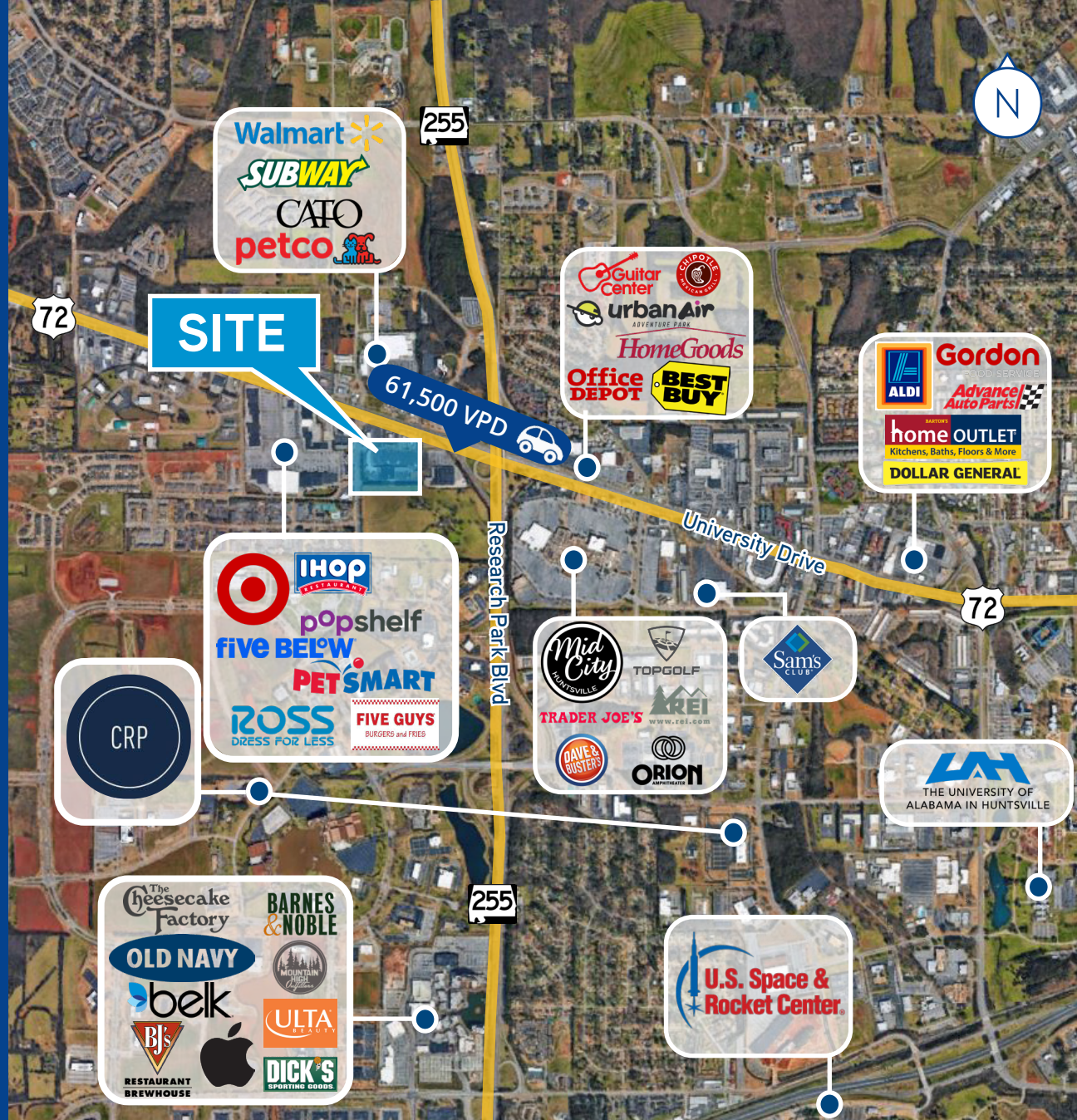


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