

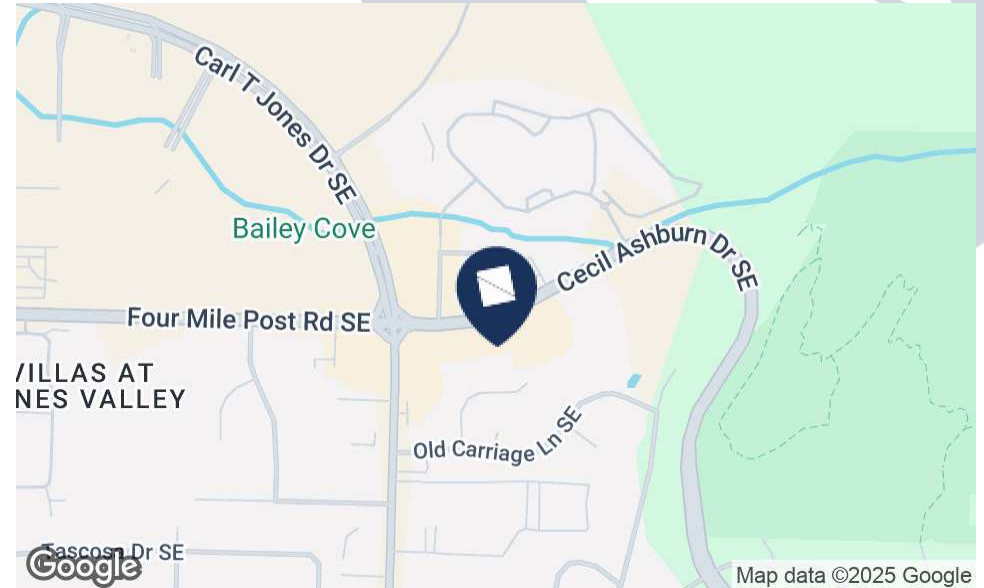
Jones Valley Station

2030 Cecil Ashburn Drive | Huntsville, AL 35802



FOR LEASE

RETAIL PROPERTY



Offering Summary

Total Rent	\$26.10 SF/yr
Available SF:	2,400-4,800 SF
Building Size:	15,900 SF
Zoning:	C1 - Neighborhood Business District

Suites	Total Rent	Base Rent	CAM	Space Size
101	\$26.10 SF/yr	\$21.50	\$4.60	2,400 SF
102	\$26.10 SF/yr	\$21.50	\$4.60	2,400 SF

Property Description

Jones Valley Station is located on Cecil Ashburn Drive, just east of Carl T Jones Drive/Bailey Cove Road in the affluent Jones Valley area in Huntsville. The center has great visibility and plenty of parking. Suites 101 & 102 total approximately 4,800 available square feet.

Property Highlights

- 430' Frontage on Cecil Ashburn
- Can be subdivided
- High Traffic Area - Traffic Count: 21,700 Vehicles per day
- Great Visibility

Alex Samples

Agent, CCIM

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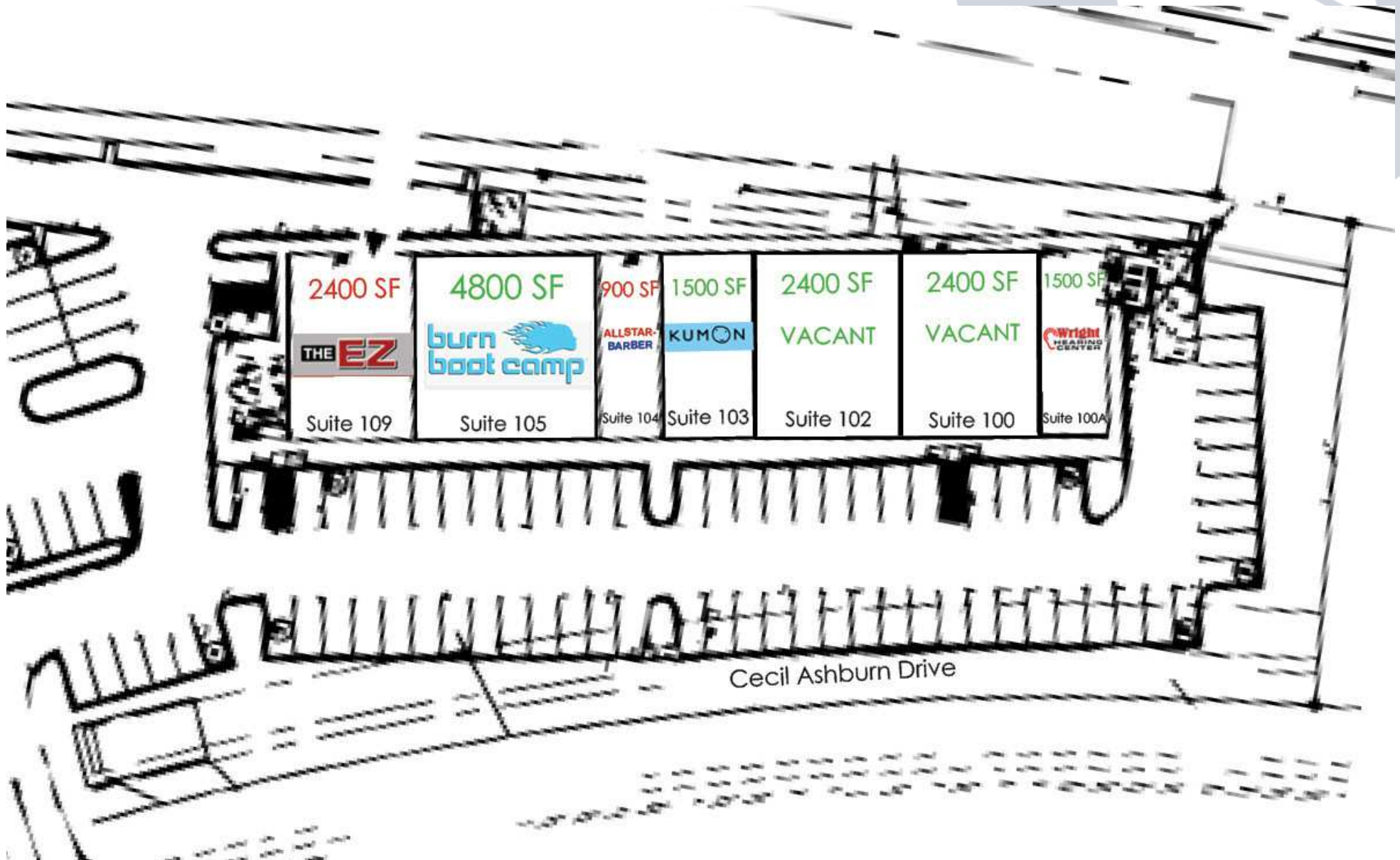


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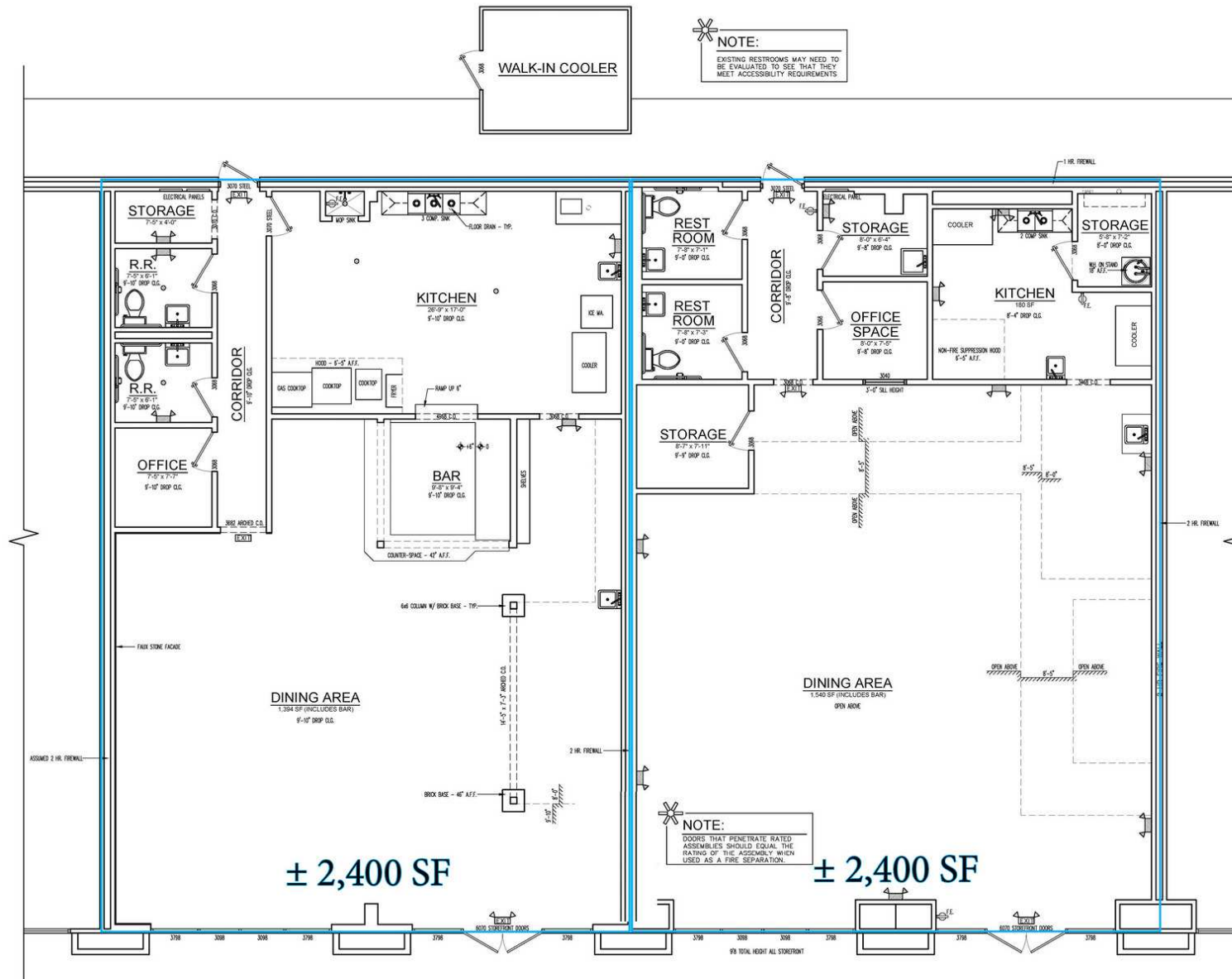
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Samples
PROPERTIES

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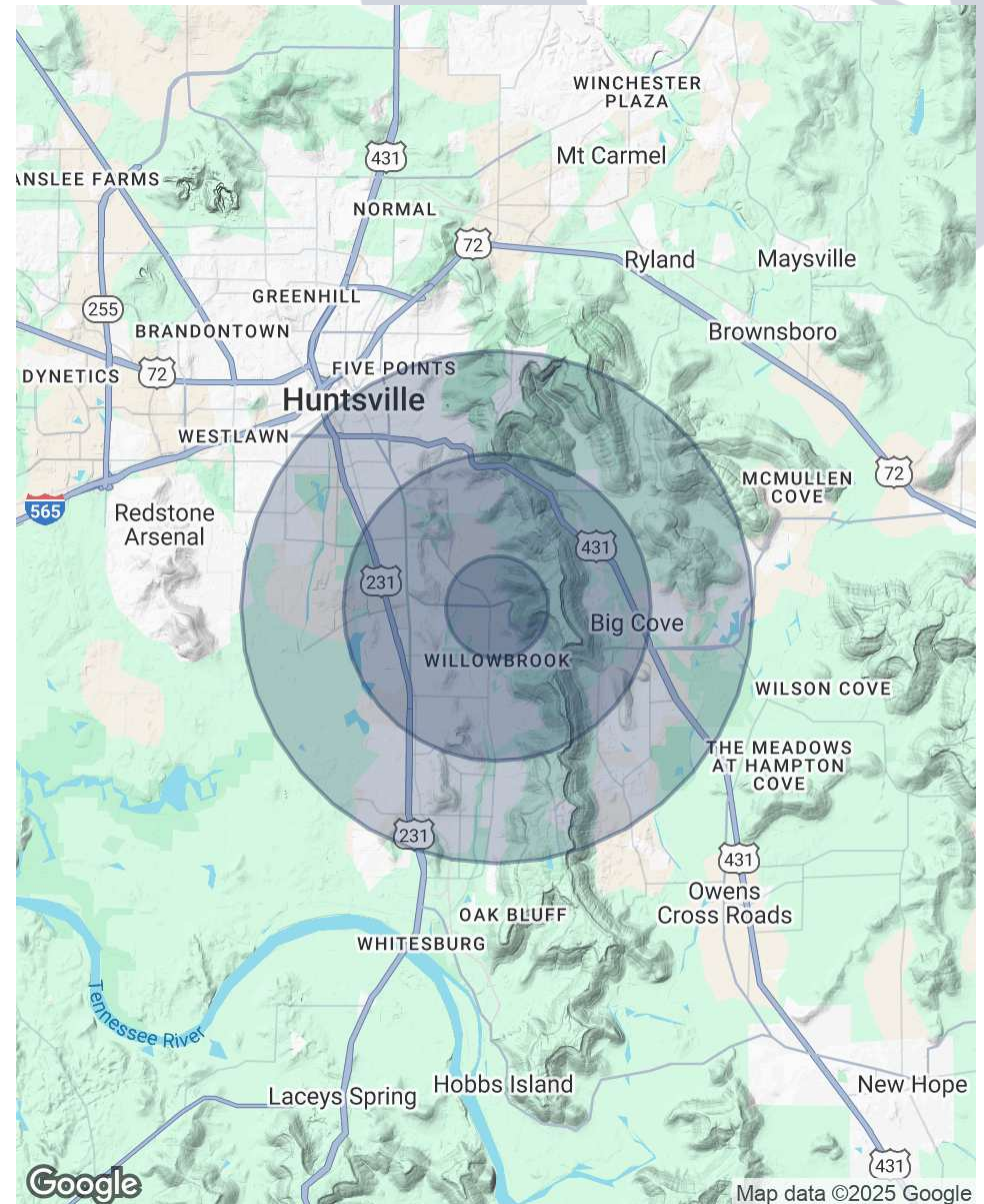
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,114	32,116	79,891
Average Age	48.2	47.3	43.2
Average Age (Male)	47.2	45.5	41.8
Average Age (Female)	49.3	48.6	44.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,321	13,668	33,859
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$103,240	\$102,513	\$90,344
Average House Value	\$354,402	\$290,818	\$259,436

2020 American Community Survey (ACS)



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