

BISHOP SHARP
PROPERTIES

**1555 The Boardwalk
Huntsville, AL 35816**

**7,100 SF and 4,396 SF
Office Space**



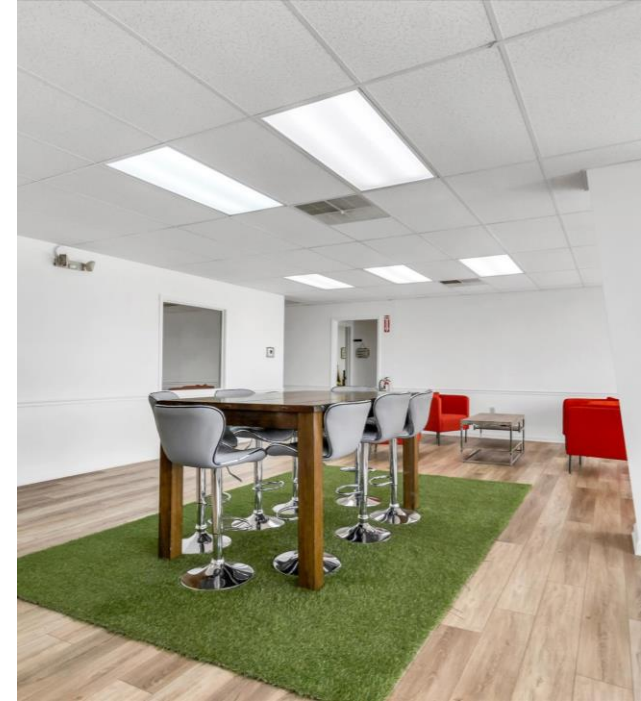


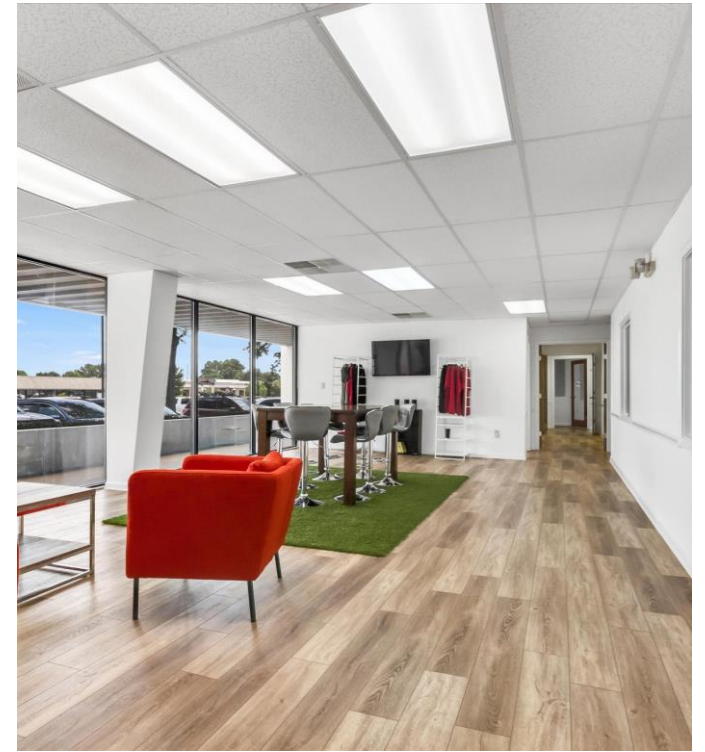
Introduction

Bishop Sharp Properties- 256.534.8188
Nikki Bishop– 256.503.7631
Keith Sharp– 256.990.1102

This space is conveniently located off University Drive on the Boardwalk. It's located in commercial area 1/2 mile to MidCity and a less than 5 miles to Redstone Arsenal Gate 9, Cummings Research Park (2nd largest research park in the US) and easy access to Rideout Road and I565. The space boasts of natural light and great gathering rooms. Listing Agent is also owner. Property in Huntsville City Limits w/ city population of 200,000+. Industries in the area include engineering, manufacturing, biotech, IT, AI, and many government contractors. Estimated medium household in Huntsville is over \$70,000. Mean Travel working commute average 18.9 mins.

Executive Property



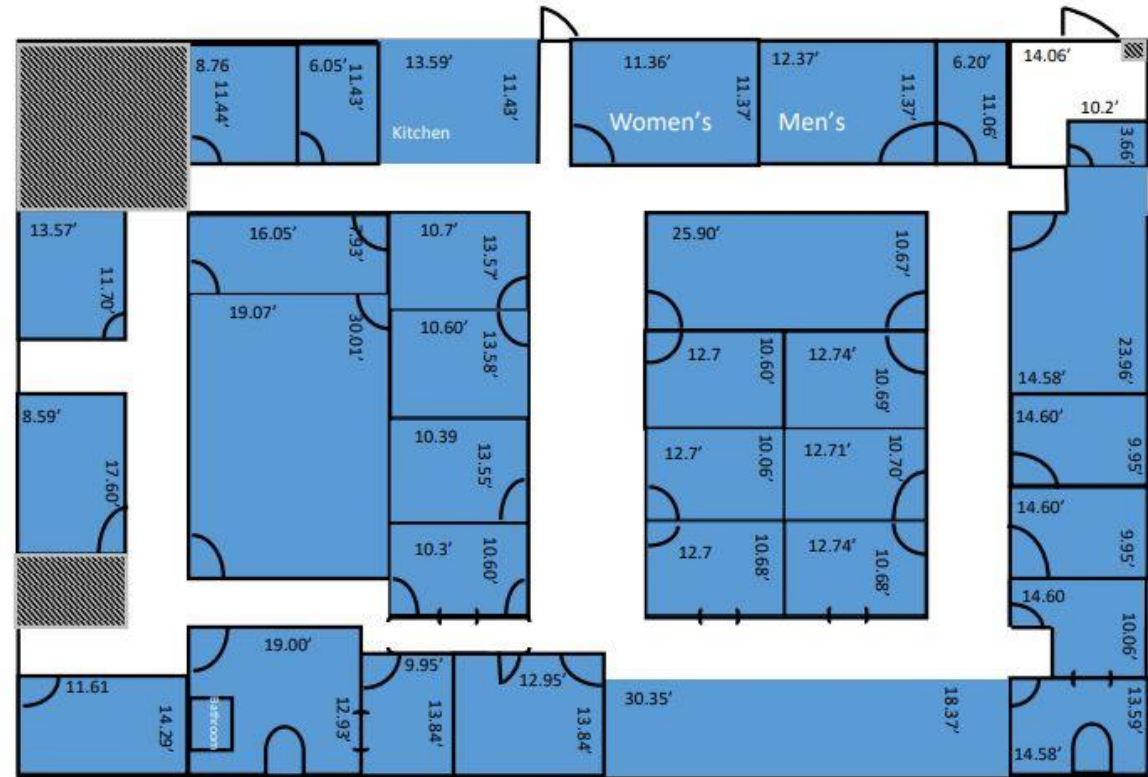


Plenty of space for meeting rooms, kitchen area, training rooms.

Available space

- ❖ 7,100 Square Foot
- ❖ 4,396 Square Foot
- ❖ Build Out Options
- ❖ \$13.50 per Square Foot
- ❖ High Traffic/ Optimal Location
- ❖ Class B Office/ Retail Building
- ❖ Conferencing Facility
- ❖ Kitchen

Floor Plan Options



A well-located office building. Close to Midcity, University Drive, Research Park Boulevard.

Commercial and Other Developments

HIGHLIGHTS

A total of 694 non-residential building permits (Commercial, Office, Industrial, etc.) were issued in 2022, a decrease of 2 percent from 2021's total of 708.

- The top census tract for non-residential building permits was 14.03 (Research Park West). 49 permits were issued in that area.
- Large projects that began or continued in 2022 included industrial projects (Toyota Motor Manufacturing, Blue Origin, Meta); renovations to Joe Davis Stadium; and the new Huntsville City Hall.

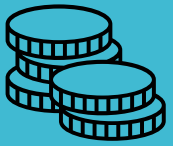
TABLE C-1 | NON-RESIDENTIAL BUILDING PERMITS, BY PROJECT TYPE (CITYWIDE)

Project Type <i>Examples</i>	Number of Permits
Commercial <i>Retail, Restaurants, Hotels</i>	188
Office <i>Commercial Office Buildings</i>	127
Industrial <i>Manufacturing, warehouses</i>	76
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	303
TOTAL	694

TABLE C-2 | TOP CENSUS TRACTS- NON-RESIDENTIAL BUILDING PERMITS, BY NUMBER OF PERMITS ISSUED

Census Tract (2020)	Tract Name	No. of Permits Issued	Notable Project(s)
14.03	Research Park West	49	Radiance Technologies, SAIC, HQ at Upland Park
212.03	Mooreville	44	Amazon, Buffalo Rock
14.04	Research Park East	42	MidCity
31	Downtown	41	Huntsville City Hall, VBC, Lumberyard
21	Lowe Mill	31	The Foundry, Pet Resort
TOTAL	CITYWIDE	694	

Huntsville



\$87,475
Average Household
Income



227,529
City Population



#1 Largest
City in
Alabama

What is the level of education in Huntsville?

top ^

Approximately 25.35% of the population in Huntsville holds a high school degree (that's 42,708 residents), while 24.61% have attained a college certificate (41,315 locals) and 24.7% have a bachelor's degree (41,621 people).

		Y-o-Y Change
No High School	3,836	-7.7%
Some High School	42,708	3.4%
Some College	41,315	5.9%
Associate Degree	12,659	7.9%
Bachelor's Degree	41,621	6.4%
Graduate Degree	26,199	9.0%



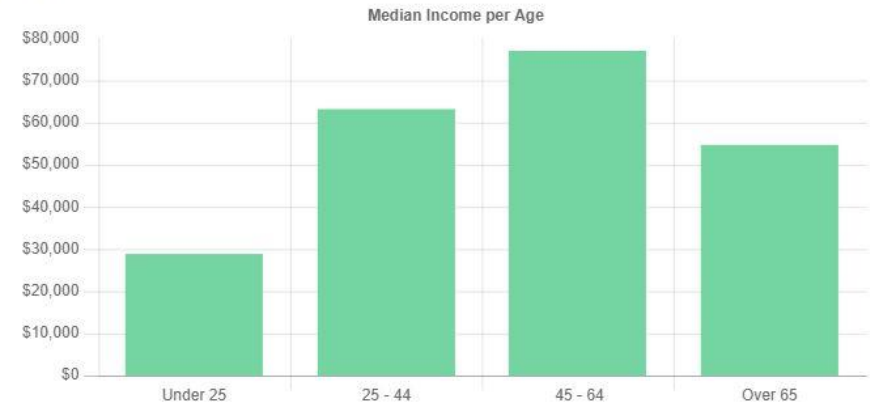
Education Level	Percentage
No High School	2.28%
Some High School	25.35%
Some College	24.61%
Associate Degree	7.51%
Bachelor's Degree	24.7%
Graduate Degree	15.55%

What are the median and average incomes in Huntsville?

top ^

The average annual household income in Huntsville is \$87,475, while the median household income sits at \$60,959 per year. Residents aged 25 to 44 earn \$63,187, while those between 45 and 64 years old have a median wage of \$77,031. In contrast, people younger than 25 and those older than 65 earn less, at \$28,855 and \$54,718, respectively.

		Y-o-Y Change
Average Household Income	\$87,475	5.9%
Median Household Income	\$60,959	7.4%
People below Poverty Level	28,958	0.9%
People above Poverty Level	169,547	5.9%





Great Location

Conveniently positioned near Research Park Boulevard, MidCity, the Redstone Arsenal military base, and Bridge Street.

Great Access

- 12 Miles to HSV International Airport
- 5 Mile to Downtown Huntsville
- 16 Miles to Polaris Plant
- 3 Miles to Space and Rocket Center
- 4 Miles to Redstone Arsenal Gate 9

