

**FOR LEASE**

**17106 AL HWY 35, SCOTTSBORO**

**50,000 SF | \$4.50 SF Available Immediately**



**LOCAL PROXIMITY SUMMARY**

**HUNTSVILLE**

- Huntsville International Airport 53 Miles
- Cummings Research Park 52 Miles
- Downtown Huntsville 40 Miles
- Huntsville Hospital 43 Miles
- Redstone Arsenal 43.5 Miles
- Mazda/Toyota Manufacturing 57.6 Miles

**CHATTANOOGA**

- Chattanooga Airport 75 Miles
- Downtown Chattanooga 64.5 Miles
- North River Commerce Center 72.3 Miles
- Bonny Oaks Office & Industrial Park 76.3 Miles



**CHAPMAN COMMERCIAL REALTY**  
2310 WHITESBURG DRIVE, SUITE 6  
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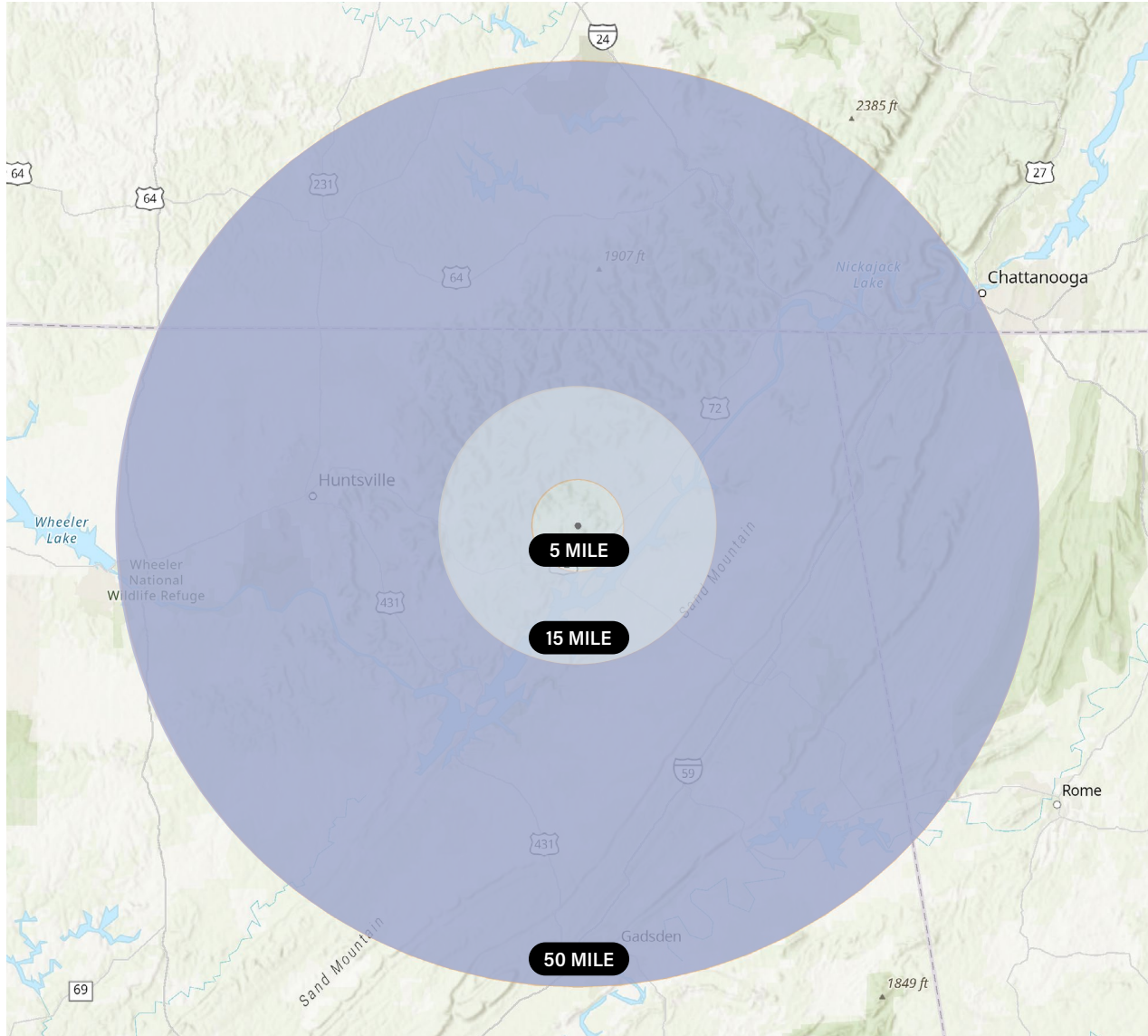
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## 5 MILE

Population	13,371
Households	5,737
Families	3,723
Average Household Size	2.27
Median Age	45.2
Median Household Income	\$50,456
Average Household Income	\$67,110

## 15 MILE

Population	40,701
Households	16,720
Families	11,550
Average Household Size	2.40
Median Age	44.7
Median Household Income	\$50,565
Average Household Income	\$66,471

## 50 MILE

Population	1,106,677
Households	441,439
Families	297,608
Average Household Size	2.46
Median Age	41.1
Median Household Income	\$58,942
Average Household Income	\$84,825



Chapman Commercial Realty is focused on providing expert services across Office, Industrial, Retail and Land properties located throughout North Alabama. We are committed to enhancing value and building long-term relationships by delivering exceptional service while employing ethical and honest business practices. We are all about providing full service real estate solutions to our clients with the best possible results. Our commercial brokerage team offers knowledge and depth drawn from our many years of experience in the local market.

**William “Bill” Chapman**  
**Broker/Owner**

## REAL ESTATE DISCLAIMER

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