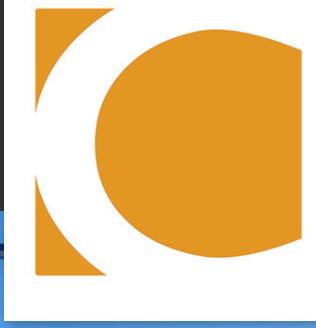


RETAIL SPACE FOR LEASE



PROPOSED EXTERIOR



LOCATION



4226 Oakwood Avenue NW
Huntsville, AL 35810

SIZE



Suite A: 7,120 SF | Suite B: 8,431 SF
Suite C: LEASED | Suite D: 1,409 SF
Suite E: 2,212 SF | Suite F: 1,771 SF
Suite G: 1,771 SF | Suite H: 3,781 SF

MAX CONTIGUOUS: 15,551 SF



PRICE

Call For Pricing

ABOUT THE PROPERTY

4226 Oakwood Ave is a former Walmart Neighborhood Market offering 41,180 square feet of retail space on a 4.17-acre lot with C-2 zoning. Located just three miles northwest of Downtown Huntsville, this property is well-positioned for a range of commercial uses and can be divided to accommodate multiple tenants.

PROPERTY HIGHLIGHTS:

- Positioned at a high-traffic, signalized intersection with 40,000+ combined daily vehicles
- Located near Oakwood University and UAH (combined 10,000+ students)
- Includes drive-thru window and two loading docks
- Divisible space with flexible layout options



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:

Anusha Alapati Davis | Vice President of Retail



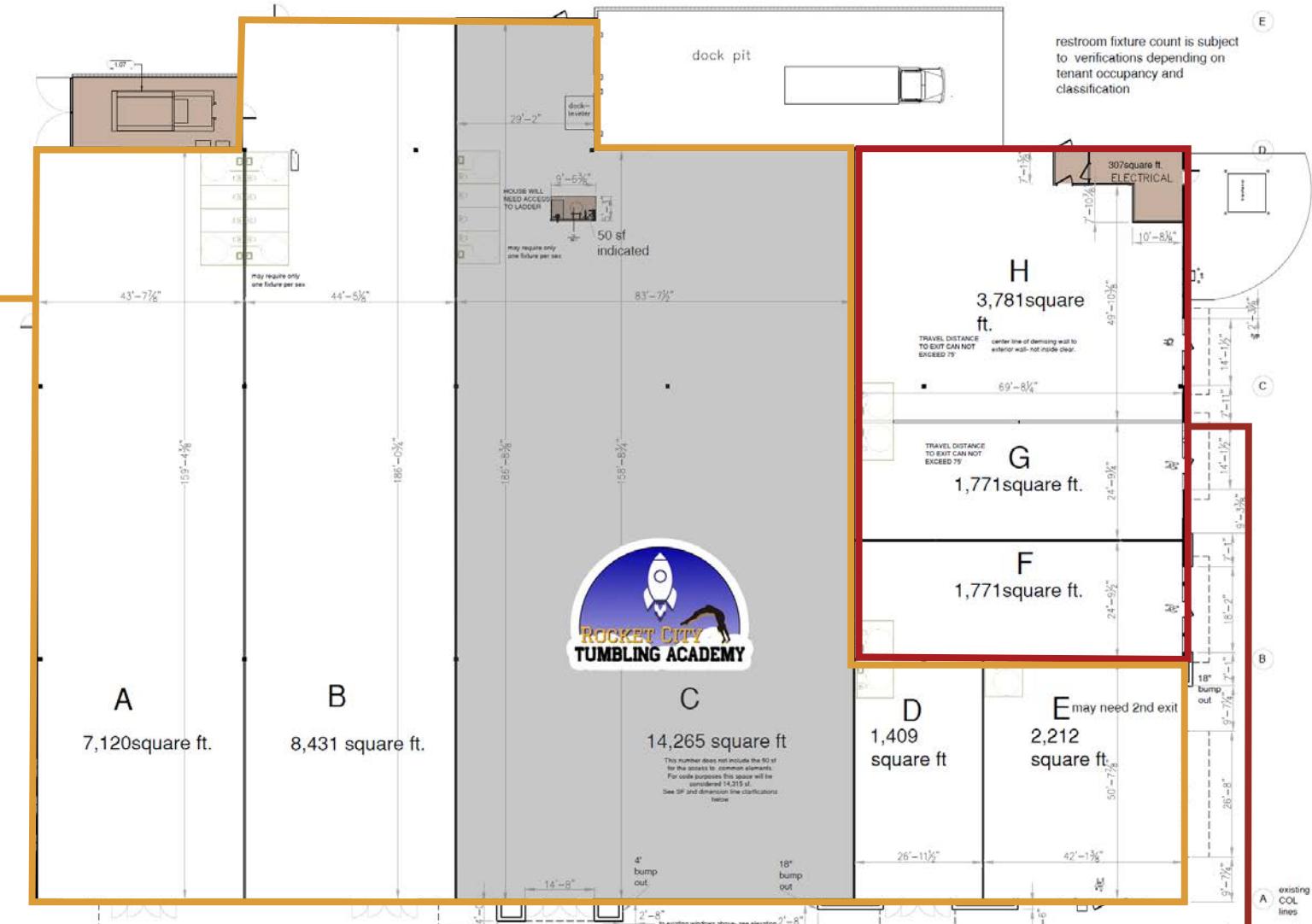
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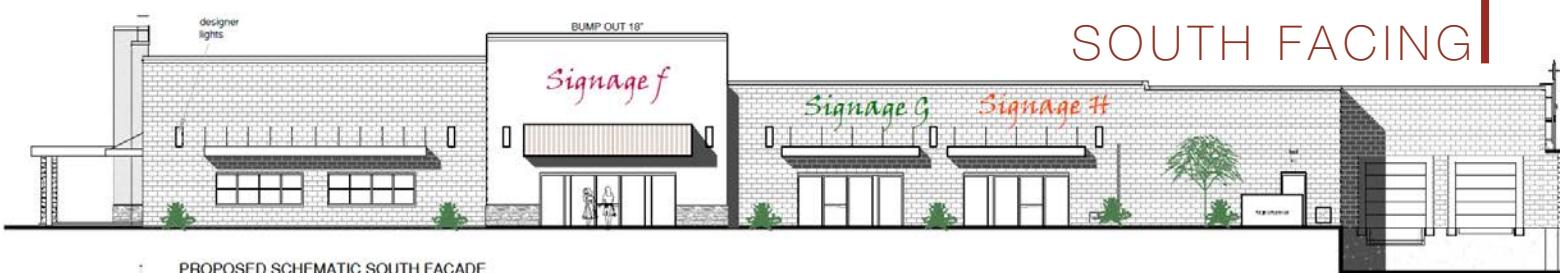
Anusha@crunkletonassociates.com

SITEPLAN

WEST FACING



SOUTH FACING



PROPOSED SCHEMATIC SOUTH FACADE



FOR MORE INFORMATION:

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256-384-76078 Anusha@crunkletonassociates.com

AREA MAP



DEMOGRAPHICS

DISTANCE:	1-Mile	3-Miles	5-Miles
Population	8,654	55,345	129,283
Households	3,779	24,027	56,328
Avg HH Income	\$68,274	\$72,742	\$95,150
Avg Vehicles Per Day	40,000 + Jordan Ln & Oakwood Ave		

DRIVE TIMES:	5 Minutes	10 Minutes	15 Minutes
Population	18,010	62,068	86,275
Households	7,787	27,501	37,242
Avg HH Income	\$68,816	\$86,337	\$124,236
Median HH Income	\$48,050	\$60,183	\$88,252



FOR MORE INFORMATION:

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