

BRIDGE STREET TOWN CENTRE

A **Tanger** PROPERTY

365 The Bridge St NW, Huntsville, AL 35806

Restaurant Space
Available for lease



Exclusive leasing agents:

Kathy Dennis, CCIM

PARTNER, Senior Vice President
kathy.dennis@tscg.com
205.218.9102

Logan Linville

Associate
logan.linville@tscg.com
256.366.9936

Don Beck

PARTNER, Executive Vice President
don.beck@tscg.com
256.716.8152



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Huntsville, Alabama

Today, Huntsville stands out as one of the Southeast's most dynamic and recognized cities.

Consistently named as one of the best places to live and work by a variety of national publications. Huntsville is regularly named as a **premier location for both business and quality of life.**

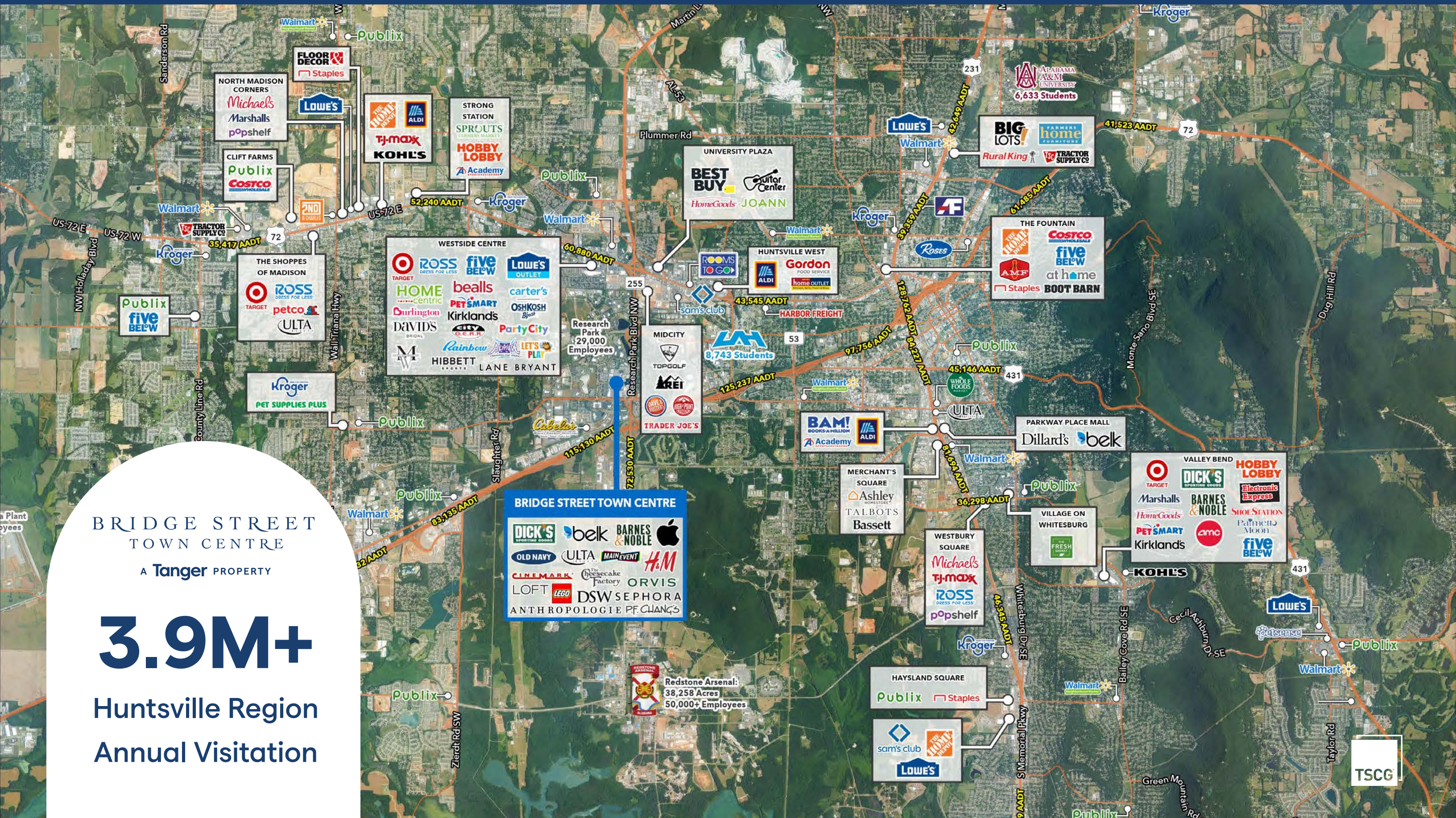
Technology, space, and defense industries have a major presence here with the Army's Redstone Arsenal, NASA's Marshall Space Flight Center, and Cummings Research Park.

Huntsville is **home to several Fortune 500 companies**, and offers a broad base of manufacturing, retail and service industries. Quality of life is second to none – with a variety of educational, recreational, and cultural opportunities.

Huntsville **successfully combines the rich heritage of Southern hospitality** with innovative high-tech ventures and cultural diversity.



Market overview aerial



BRIDGE STREET
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3.9M+
Huntsville Region
Annual Visitation

TSCG

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3.9M+

tourists visit the Huntsville
region annually

1.1K

businesses and
56K employees
within 2 miles

#1

highest foot traffic
among all competitors
in the market

825K SF

open-air
shopping &
dining

70+

community events
hosted annually

6.4M+

Bridge Street Town Centre
annual guests

80+

brand partners &
50+ unique-to-
market concepts

25+

food and beverage
establishments

500+

hotel rooms at 3
on-site hotels

40%

of guests
are business
travelers

Huntsville's strong demographics make it a clear choice for retailer expansion in Alabama

Largest city in Alabama with outsized population growth

Greater affluence and home ownership

Stronger spending potential on key retail categories

Opportunity for retail expansion given underserved retail GLA per capita

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Market comparison

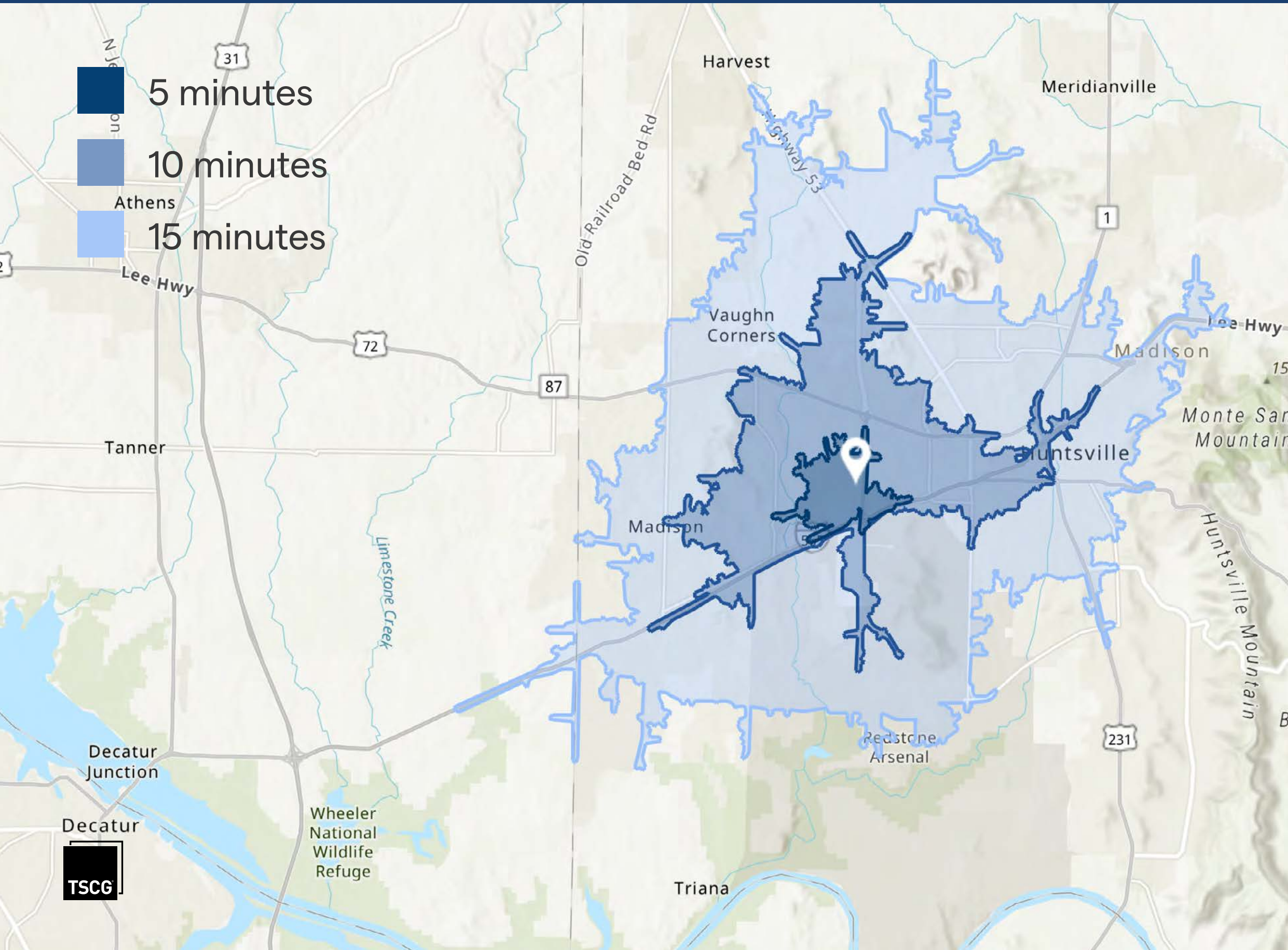
Huntsville vs. Birmingham

2023 City Demographics	Huntsville	Birmingham
Population Rank in State	#1	#3
Population	223K	200K
Population Growth (2010-2023)	+4.4%	-6.4%
Projected Population Growth (2023-2028)	+4.4%	+0.4%
Average Household Income	\$107K	\$65K
Average Net Worth	\$1.1M (3x higher)	\$328K
Average Home Value	\$314K (1.3x higher)	\$233K
Owners / Renters	60% / 40%	46% / 54%
Average Annual Spend per Household	Apparel: \$2,245 Furniture: \$2,967	Apparel: \$1,402 Furniture: \$1,800
Retail GLA per Capita ¹	11 sf per person	16 sf per person

Drive time map

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Located in the heart of Huntsville-Madison County, Bridgestreet provides a unique offering of restaurants and services for the entire North Alabama MSA. Bridgestreet is located within Cummings Research Park and just north of Redstone Arsenal. This prime location makes for easy access during the day for the 50,000 employees at Redstone and 45,000 employees at Cummings Research Park. As an added bonus, the centrality of Bridgestreet allows residents of both Huntsville and Madison easy drive time accessibility. Furthermore, the property is just north of I565 at HWY 255, allowing easy travels for all the residents of North Alabama and Southern Tennessee.



Huntsville msa

551,335

total daytime
population

\$79.5K

median
household income

37.3

median age

259,939

total employees

15,982

total businesses

99,425

pop. age 25+:
bachelor's degree

Bridge Street Town Centre

85 mins

average
dwell time

3.16

visit
frequency

6.3M

visitors to Bridge Street
last 12 months

saturday

most trafficked
day during week

demos & visitation

Site aerial





W112
1,584 SF

MAIN EVENT

belk

T120
8,263 SF

M115
693 SF

N101
2,383 SF

N125
5,009 SF

CINEMARK™

F121
4,406 SF

ULTA
BEAUTY

Bath & Body Works

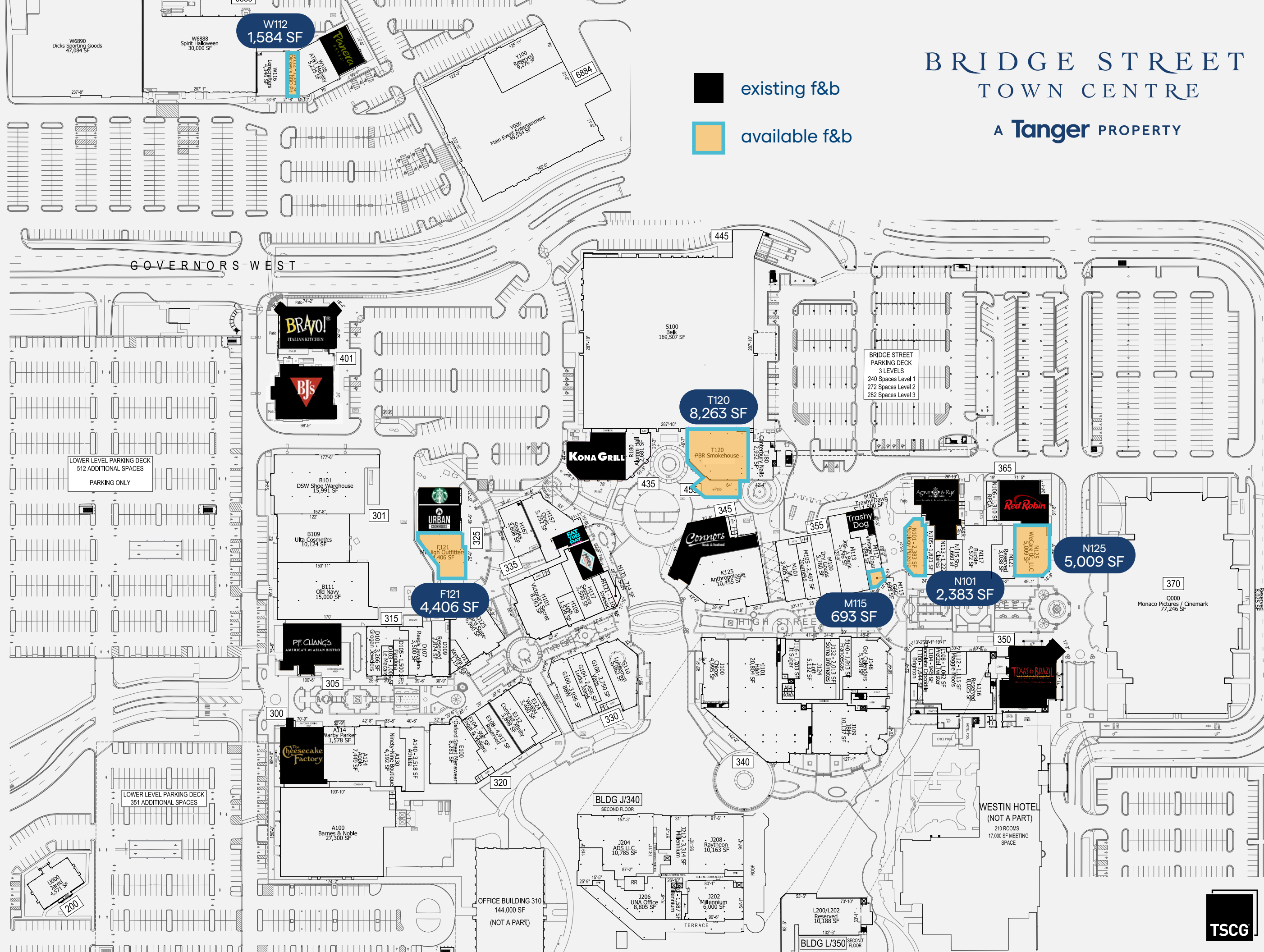
BARNES & NOBLE

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existing f&b

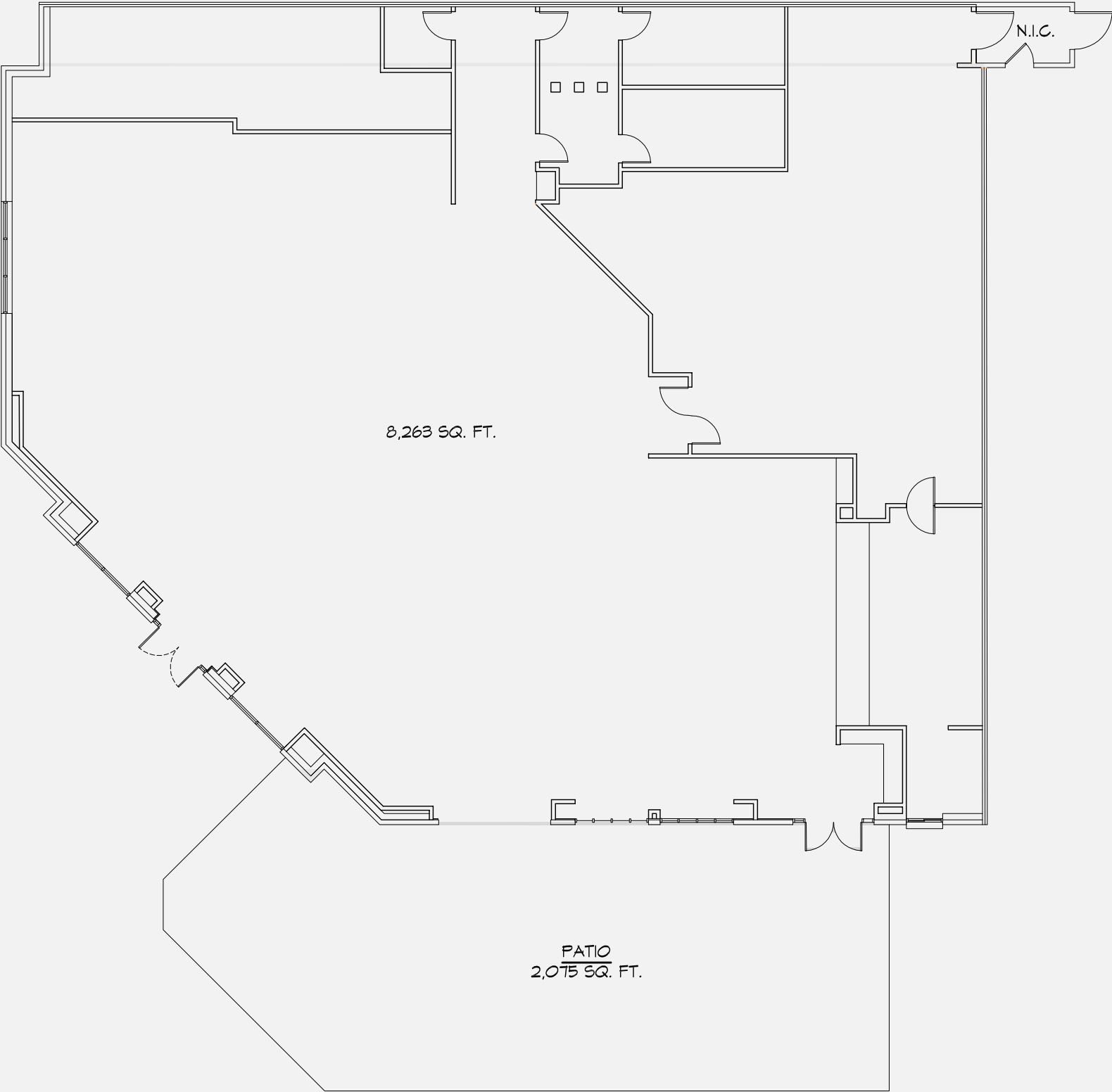
 available f&b



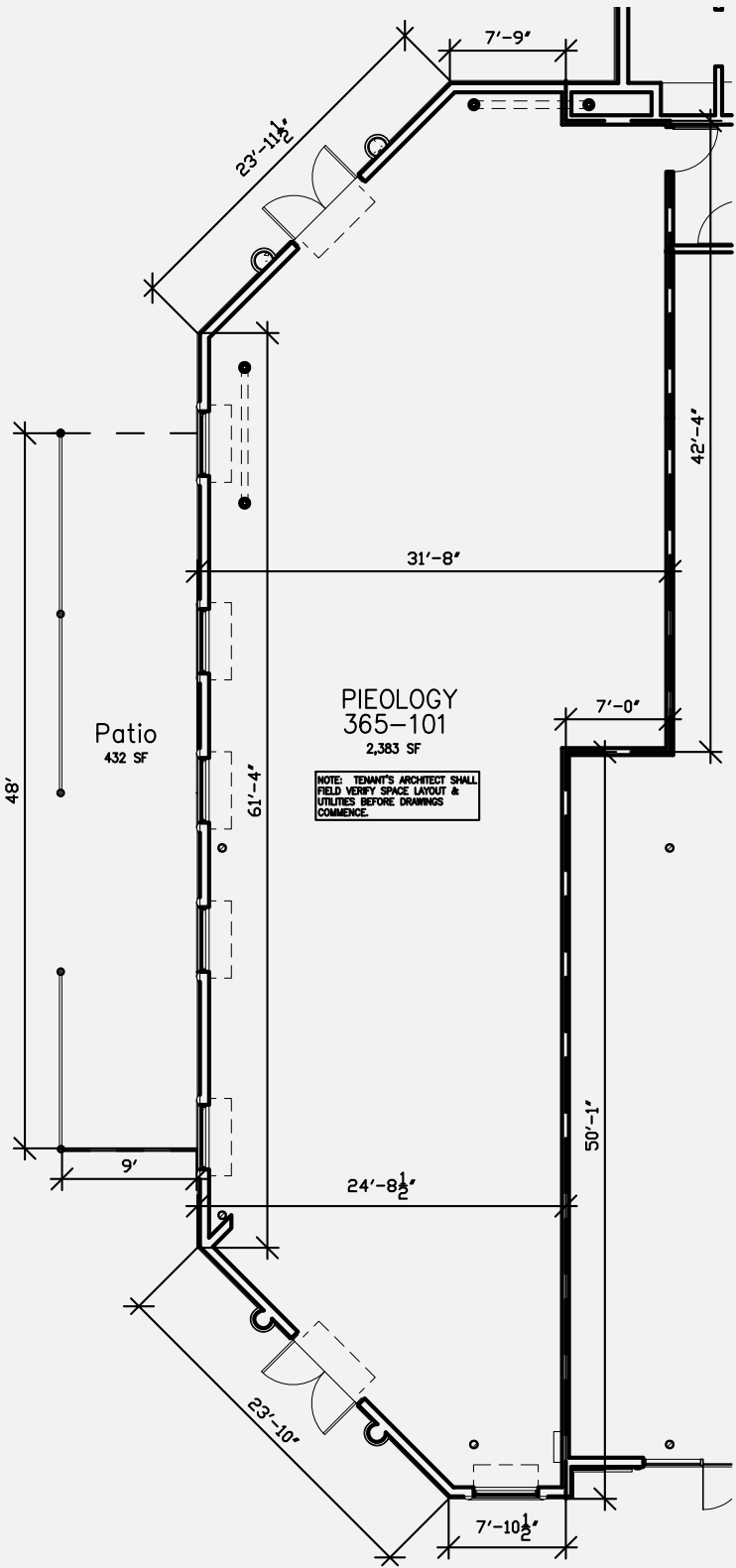
TSCG®

The floor plans

T120
8,263 SF



N101
2,383 SF

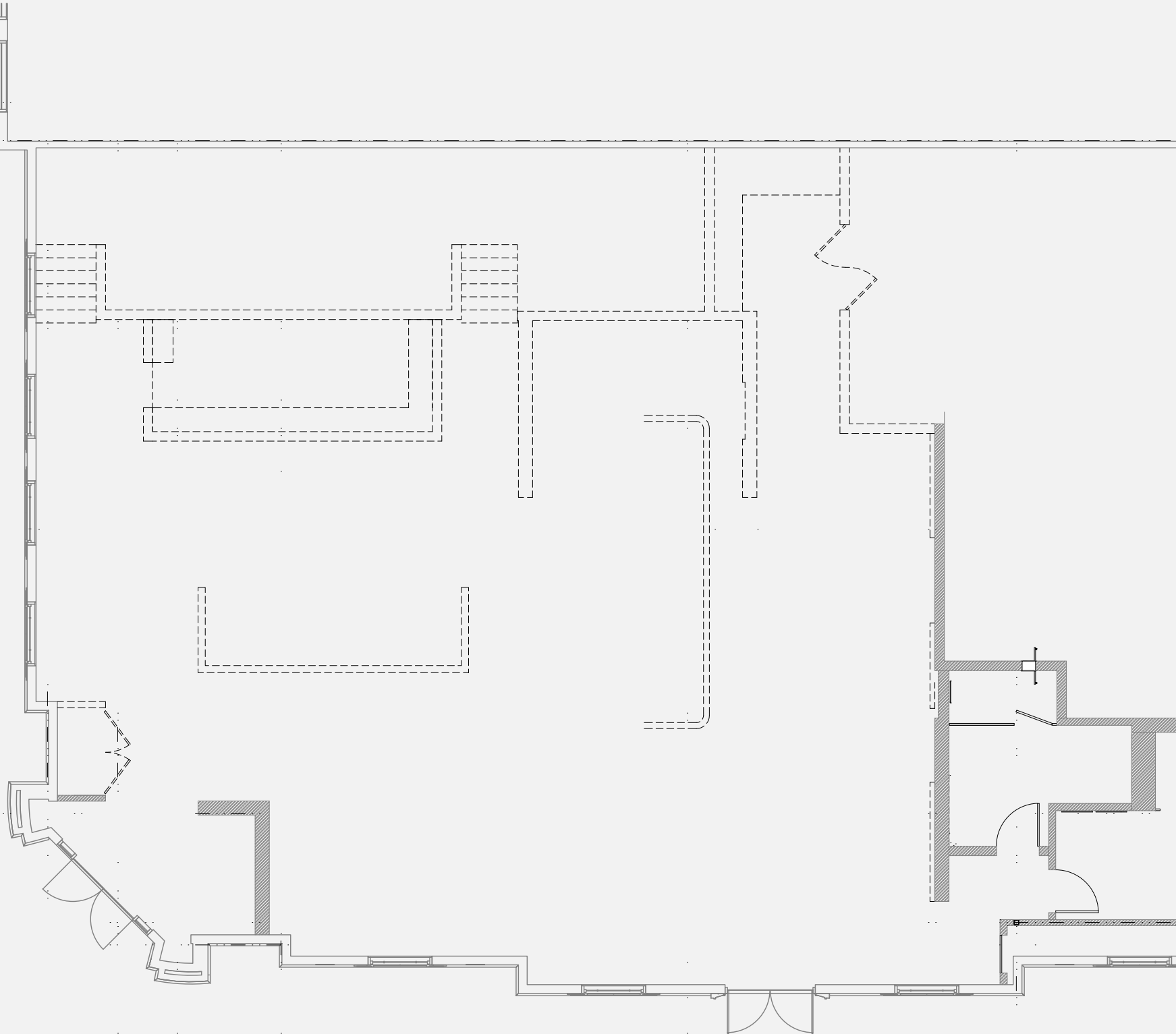


The floor plans

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N125
5,009 SF



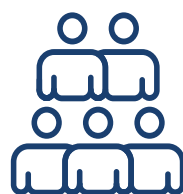


Strong co-tenancy at Tanger Bridge Street

Located in the heart of rapidly growing Huntsville, AL, Bridge Street **offers strong visibility, easy access, and a dynamic retail environment** featuring national retailers, local boutiques, and a variety of dining options.

With a **young, affluent, and upwardly mobile population**, Huntsville is a strategic market for forward-thinking retailers seeking growth in a flourishing community.

TSCG is **leasing select restaurant spaces** within the project—each positioned for visibility, patio potential, and long-term performance.



Belk

DSW Shoes

H&M

Loft

Lululemon

Old Navy

Ulta

LensCrafters

Kendra Scott

Athleta

Anthropologie

AT&T

Bath & Body Works



holiday celebrations



annual Fido Fest



live music

on-site events

At Bridge Street Town Centre, our **year-round event programming** plays a vital role in **driving consistent traffic** and creating meaningful connections between **retailers, restaurants, and the community**. From festive holiday celebrations and live music to curated exhibits and high-impact parking lot activations, each event is designed to elevate the visitor experience and extend dwell time. Family-friendly activities and special retailer & restaurant promotions further enhance tenant visibility and sales opportunities.

As the leasing team, we see these activations as strategic tools that **strengthen tenant performance**, reinforce brand engagement, and **position Bridge Street as the go-to destination** for shopping, dining, and seasonal entertainment.

food & beverage



fitness pop-ups



family entertainment



retailer events





“The Southeast’s best-kept secret destination” - Forbes

Often dubbed “The Rocket City”—is **one of the fastest-growing metro areas in the Southeast**, fueled by a booming tech, aerospace, and defense economy. With a population surpassing 250,000 and a metro area nearing 500,000, Huntsville is home to a highly educated workforce, thanks in part to institutions like NASA’s Marshall Space Flight Center, Redstone Arsenal, and a **strong engineering and biotech presence**. The city regularly ranks among the top places to live and work in the U.S., thanks to its low cost of living, high median incomes, and abundant green space. Huntsville also offers a vibrant quality of life with a **thriving arts scene, diverse dining, outdoor recreation, and family-friendly attractions** such as the U.S. Space & Rocket Center, MidCity District, **and of course, Bridge Street Town Centre**.

It is also home to the University of Alabama at Huntsville. Since 2010 Huntsville, AL has added more than 45,000 tech and advanced manufacturing jobs. Huntsville’s **population has surged to over 228,000 in 2024**, reflecting a 5.64% increase since 2020. The metro area boasts a median household income of \$98,437, positioning it as an **attractive market for retailers seeking affluent and engaged consumers**. The city’s economic landscape is bolstered by a low unemployment rate of 2.6%, among the lowest in the country, and a thriving tech sector that complements its **established aerospace and defense industries**. Huntsville’s workforce is highly educated, with 44.1% holding at least a bachelor’s degree, and nearly 17% employed in STEM fields.

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