



RETAIL SPACE

FOR LEASE

\$3,000-6,000/month (MG)

conceptual rendering

403 PRATT AVE NE, HUNTSVILLE, AL 35801

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Property Description

This newly renovated ± 5,700 SF building is located in the heart of the city, offering an exceptional opportunity for retail and restaurant ventures seeking a prominent and high-traffic location near downtown Huntsville and Five Points. This property has a Walk Score of 78 out of 100 and will be situated near the future North Huntsville Beltline. This location is a 15 minute walk and a 2 minute drive to downtown Huntsville. Nearby parks include Bierne Park, Dog Spot Dog Park and Veterans Park.

Property Highlights

- Maximum visibility with easy accessibility
- New Roof and HVAC
- Storefront Glass
- 40 Surface Parking Spaces

Offering Summary

Lot Size:	0.95 Acres
Building Size:	5,700 SF
Zoning:	General Business District

Spaces	Space Size	Lease Rate
SUITE 100	1,454 SF	\$3,000/month (MG)
SUITE 200	3,059 SF	\$6,000/month (MG)
SUITE 300	1,193 SF	\$3,000/month (MG)

Gripp Luther

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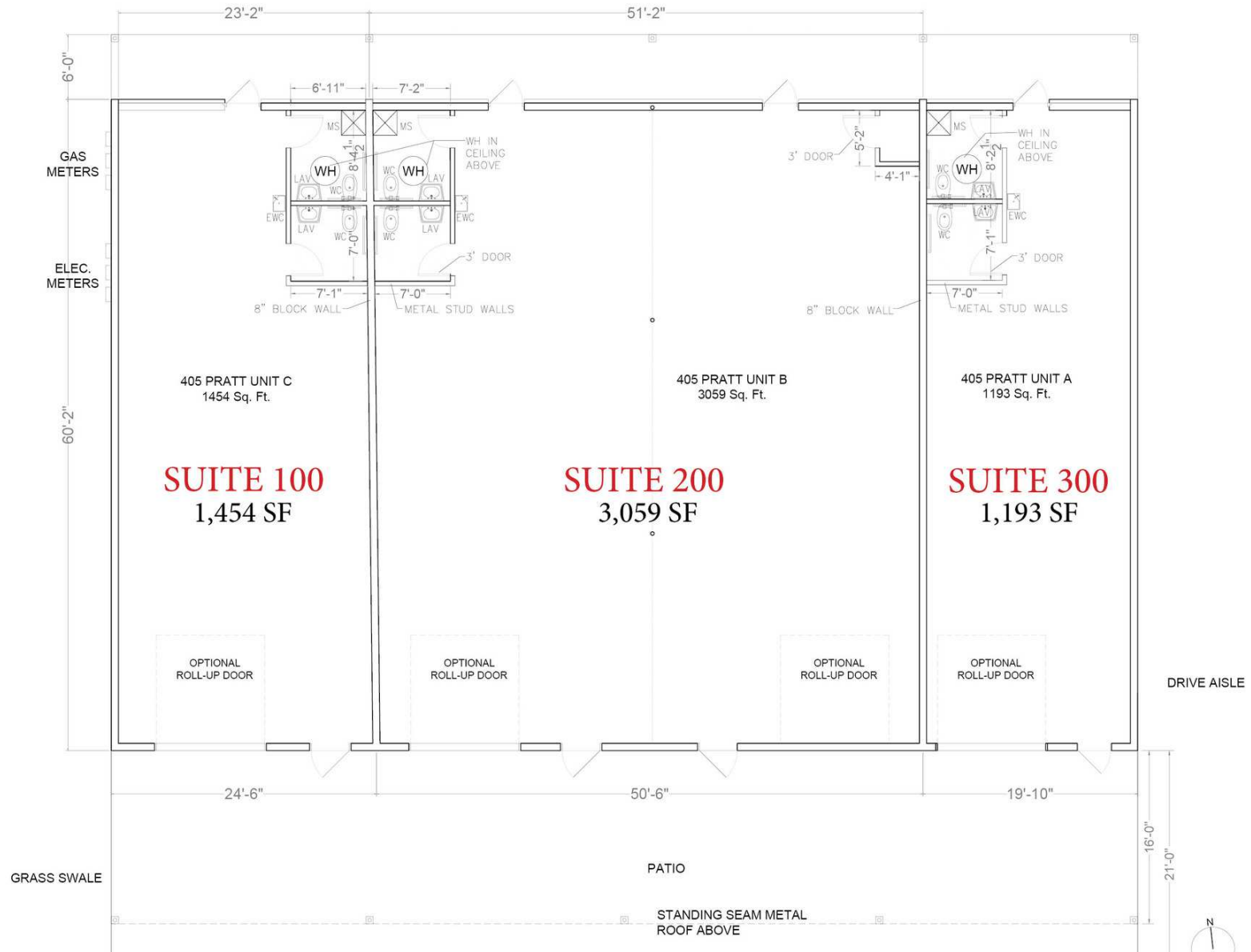


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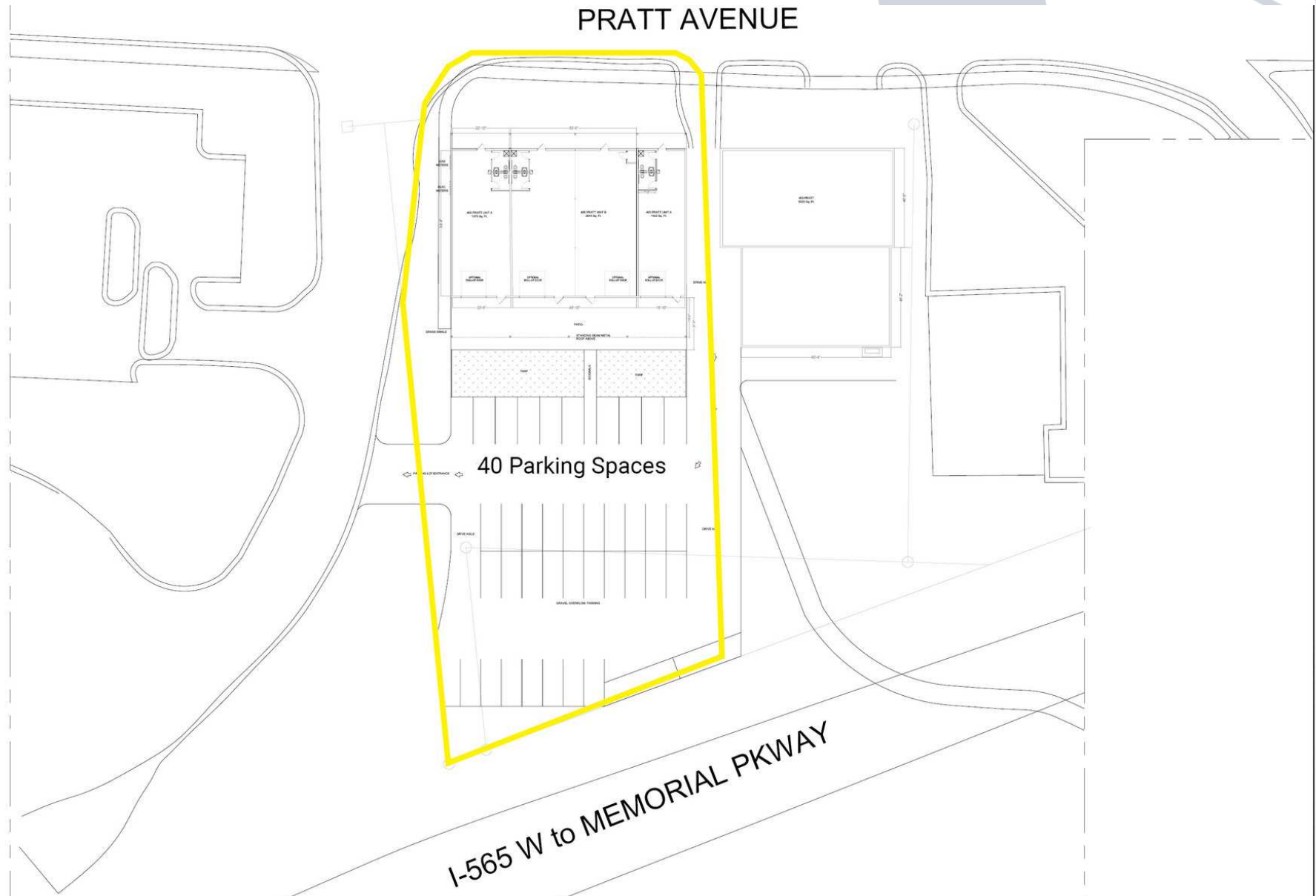


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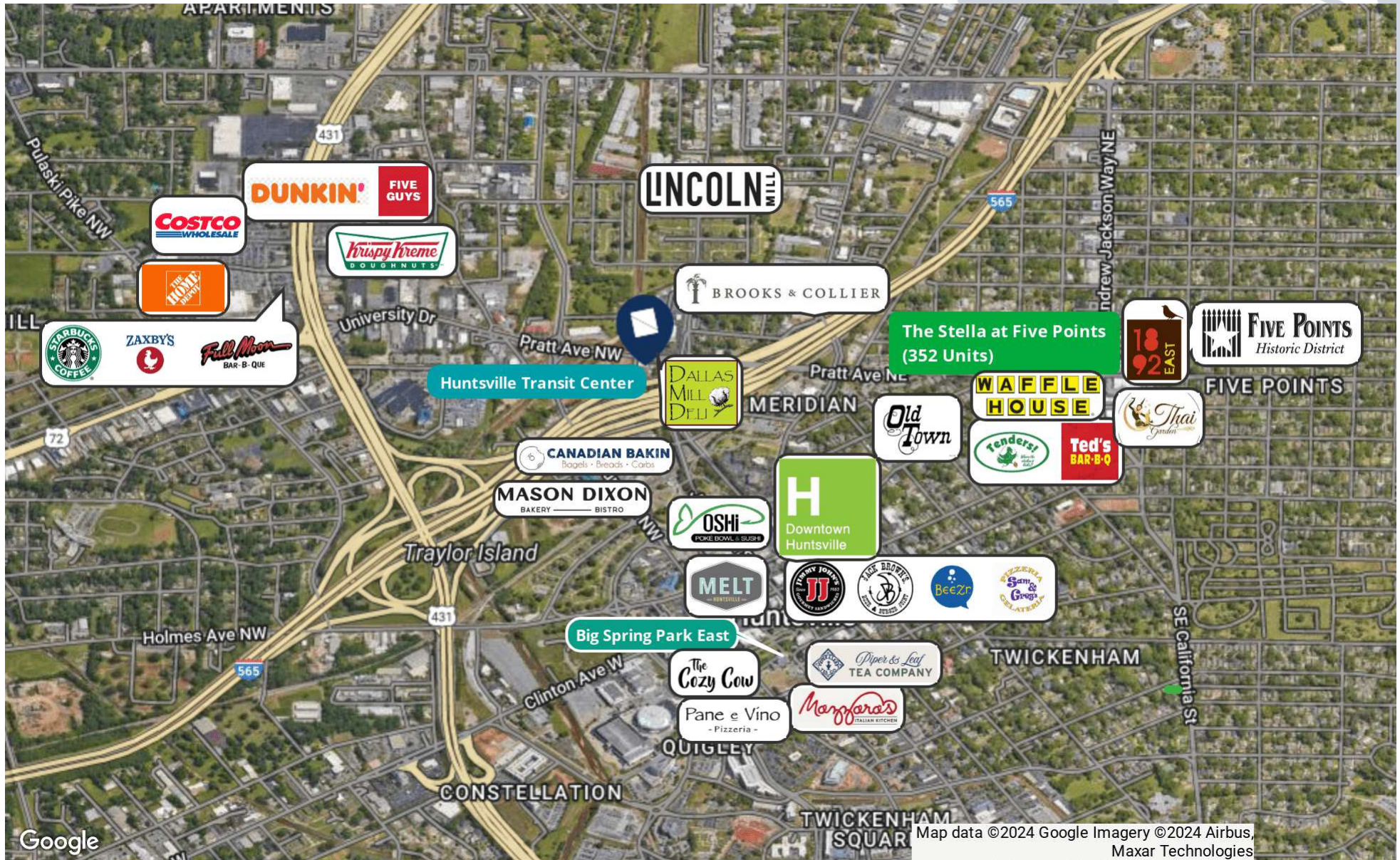


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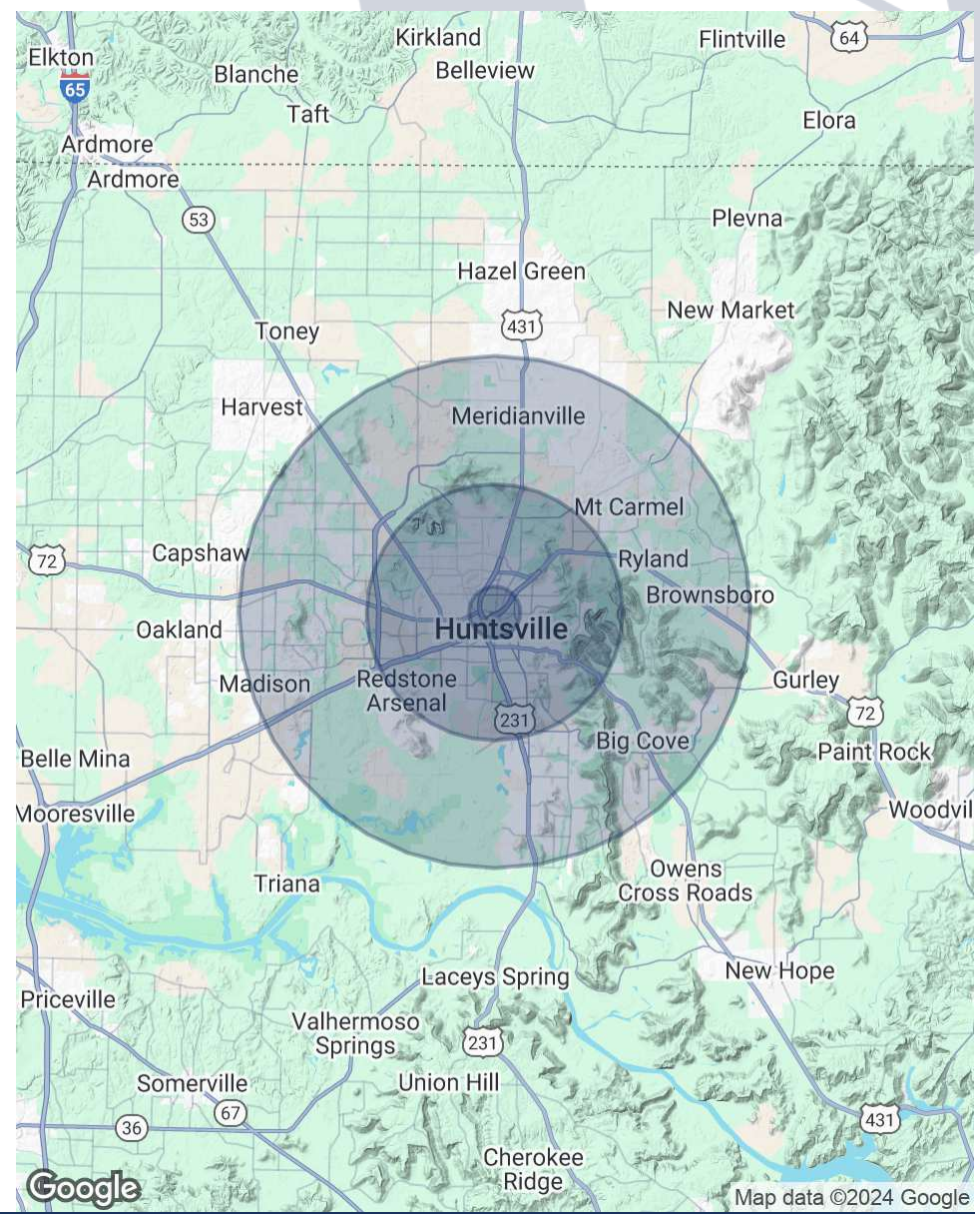
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RETAIL SAPCE

Population	1 Mile	5 Miles	10 Miles
Total Population	8,573	112,596	256,848
Average Age	39.6	37.3	39.6
Average Age (Male)	39.7	35.5	38.3
Average Age (Female)	41.1	39.0	41.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,880	53,845	117,518
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$84,286	\$59,715	\$81,558
Average House Value	\$302,853	\$150,966	\$185,858

2020 American Community Survey (ACS)



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