

# FOR LEASE

## NEW RETAIL DEVELOPMENT HIGHWAY 72 WEST CORRIDOR

4009 University Drive, Building B  
Huntsville, AL 35816

**BUILDING SIZE:** ±3,200 SF

**DIVISIBLE TO:** 1,600 SF

**TRAFFIC COUNT:** 43,069 vehicles/day (Hwy 72)

## CALL FOR PRICING

TRIPLE NET LEASE RATES

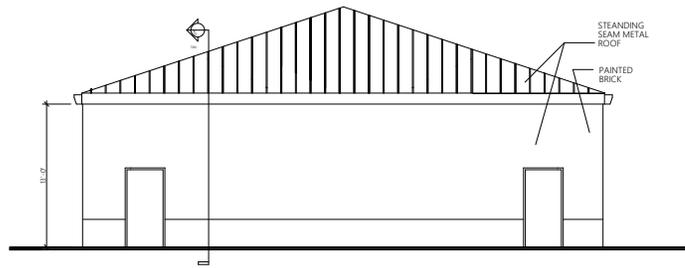
### PROPERTY DESCRIPTION

Located in central west Huntsville along one of Huntsville's most heavily traveled retail corridors, Highway 72, this property offers excellent visibility and convenient ingress/egress. This Class A newly constructed retail property is ideally situated for quick access to downtown Huntsville, MidCity, and Cummings Research Park.

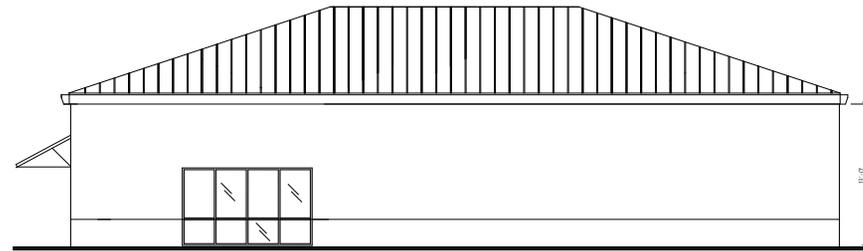
### DETAILS

- *New Class A Construction*
- *Shell Form; TI Allowances Available*
- *Minimum 5 year lease term*
- *Visibility from University Drive (Hwy 72)*
- *Within walking distance of UAH*
- *Central location to downtown, MidCity, and CRP*

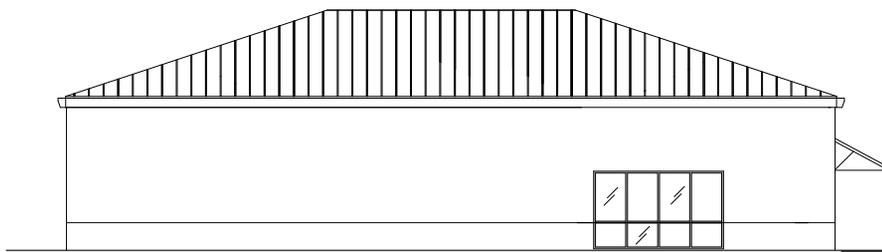




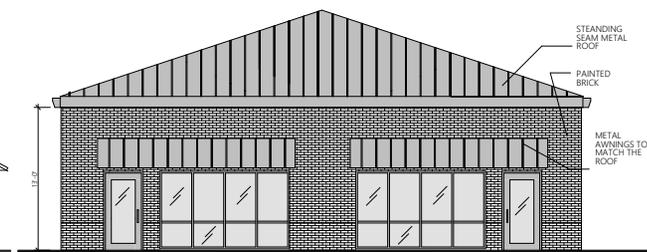
**SOUTH ELEVATION - TENANT BUILDING**  
SCALE: 3/16" = 1'-0"



**WEST ELEVATION - TENANT BUILDING**  
SCALE: 3/16" = 1'-0"



**EAST ELEVATION - TENANT BUILDING**  
SCALE: 3/16" = 1'-0"



**NORTH ELEVATION - TENANT BUILDING**  
SCALE: 3/16" = 1'-0"



**HAY BUCHANAN**  
architects

**VALLEY WIDE**  
DENTAL

A NEW OFFICE FOR  
4009 UNIVERSITY DRIVE  
HUNTSVILLE, ALABAMA

02/19/22

EXTERIOR  
ELEVATIONS

A 202

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