

PARCEL AVAILABLE

FOR LEASE

BOB WADE & HIGHWAY 231/431, HUNTSVILLE, AL 35759



LOCATION DESCRIPTION

Conveniently located at the NW Corner of the Northern Bypass and HWY 231-431, this highly visible property offers significant long-term value. Make your business be part of the evolving shift in traffic patterns as Hazel Green and Meridianville residents use the Northern Bypass as the preferred commuting route to and from Redstone Arsenal, Cummings Research Park and I-565. The trade area boasts explosive residential growth in Northern Madison County. In a short amount of time, the Northern Bypass will allow controlled access from Winchester Road (east) to I-565 (south and west), with the subject intersection having one of few traffic signals. Lock in your position today.

PROPERTY HIGHLIGHTS

- Property has use of 2 of 3 traffic signals on the Northern Bypass between Winchester Road & I-565
- Shares traffic signal with North Village Town Center
- Regional shopping destination for Hazel Green, Meridianville, and North and East Madison County
- C-4 Zoning, City of Huntsville



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,146	18,088	52,912
DAYTIME POPULATION	881	13,306	44,624
HOUSEHOLDS	457	7,035	19,535
AVERAGE HH INCOME	\$112,498	\$104,339	\$98,010



DON BECK

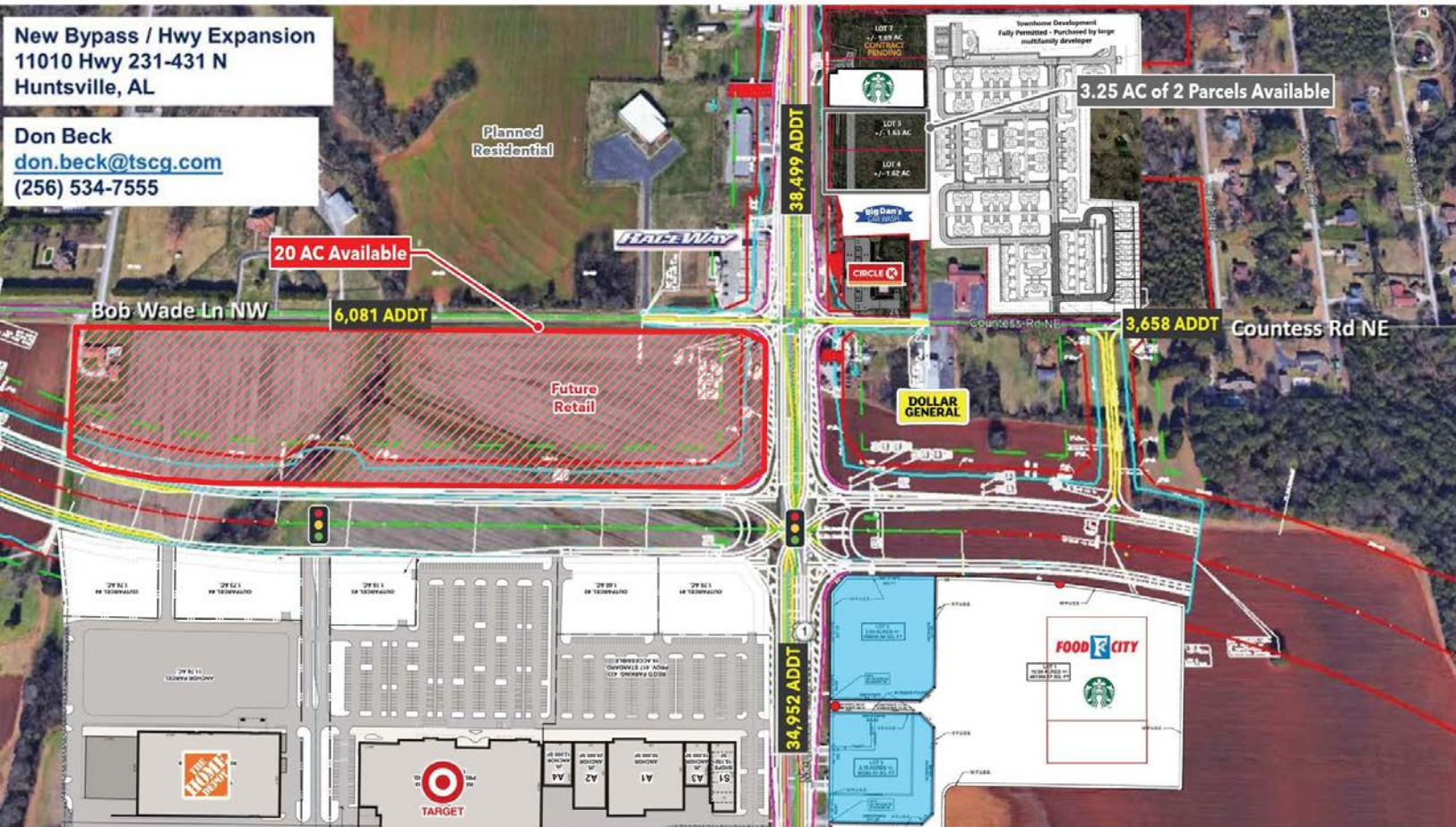
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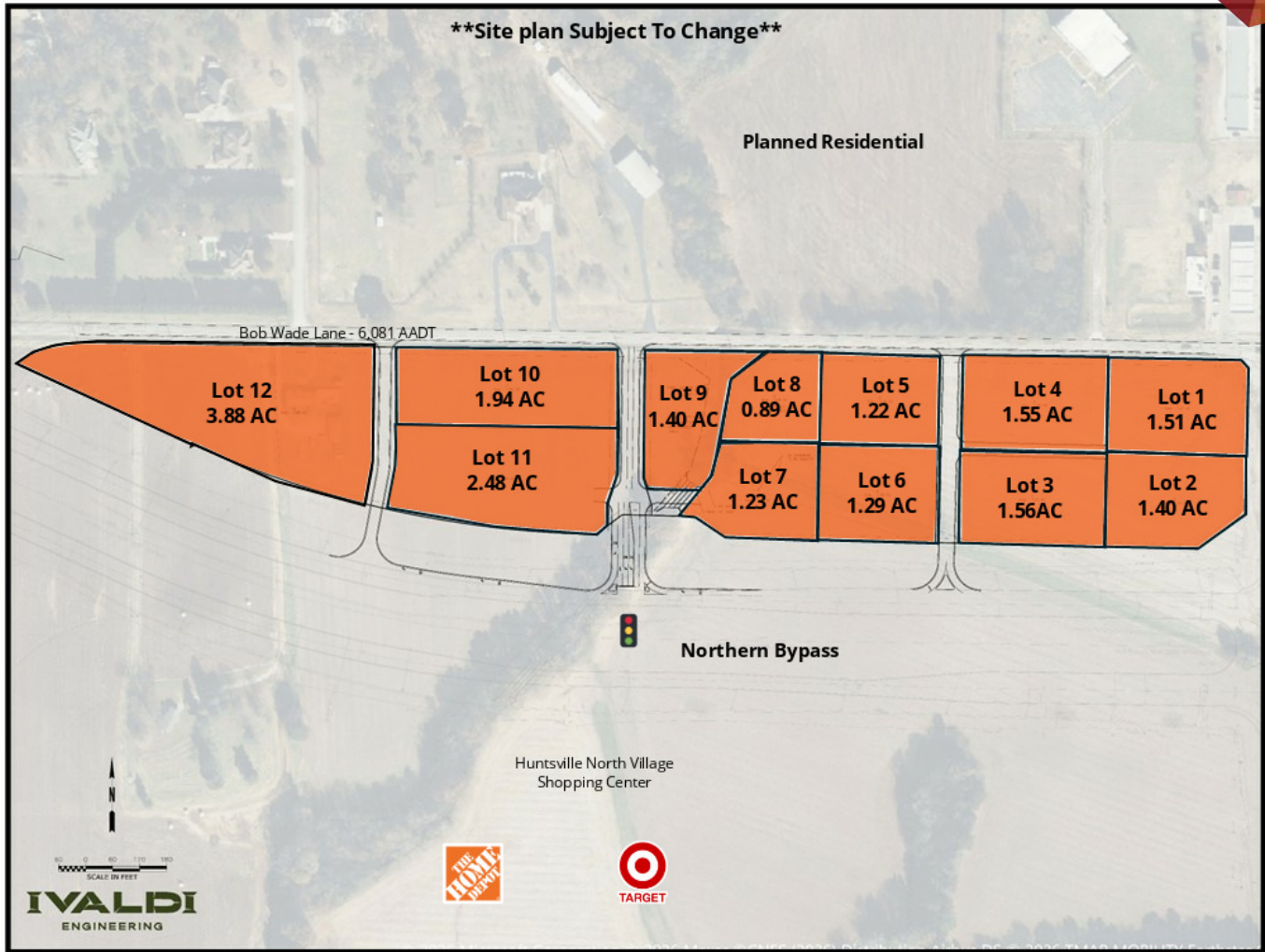


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SUITE	TENANT NAME	SPACE SIZE
Lot 1	Available	1.51 Acres
Lot 2	Available	1.4 Acres
Lot 3	Available	1.56 Acres
Lot 4	Available	1.55 Acres
Lot 5	Available	1.22 Acres
Lot 6	Available	1.29 Acres

SUITE	TENANT NAME	SPACE SIZE
Lot 7	Available	1.23 Acres
Lot 8	Available	0.89 Acres
Lot 9	Available	1.4 Acres
Lot 10	Available	1.94 Acres
Lot 11	Available	2.48 Acres
Lot 12	Available	3.88 Acres



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