



WHITESBURG CENTER SPACE FOR LEASE

5000 Whitesburg Drive, Huntsville, AL 35802



SPACE FOR LEASE

- ▶ Space Available: (1,225 - 4,000 SF)
 - ▶ Suite 103: 3,342 SF (Delivered in whitebox condition)
 - ▶ Suite 124: 2,164 SF (Delivered with updated ADA compliant restroom and fresh paint)
 - ▶ Suite 148: 1,225 SF
 - ▶ Outparcel: 4,000 SF (Under Negotiations)
- ▶ Major center refresh coming in 2023
- ▶ Centrally located at lighted intersection with access off Whitesburg Drive & Airport Road SW
- ▶ High traffic counts:
 - ▶ Whitesburg Drive: 30,982 VPD
 - ▶ Airport Road: 35,556 VPD

CALL FOR PRICING

- ▶ Only 1/2 a mile from US 231 N, less than 10 minutes from downtown Huntsville, and less than 20 minutes from Huntsville International Airport
- ▶ Directly across Airport Road from Crestwood Medical Center (180 beds/±570 employees) and less than 10 minutes from Huntsville Hospital (941 beds/±3,920 employees)

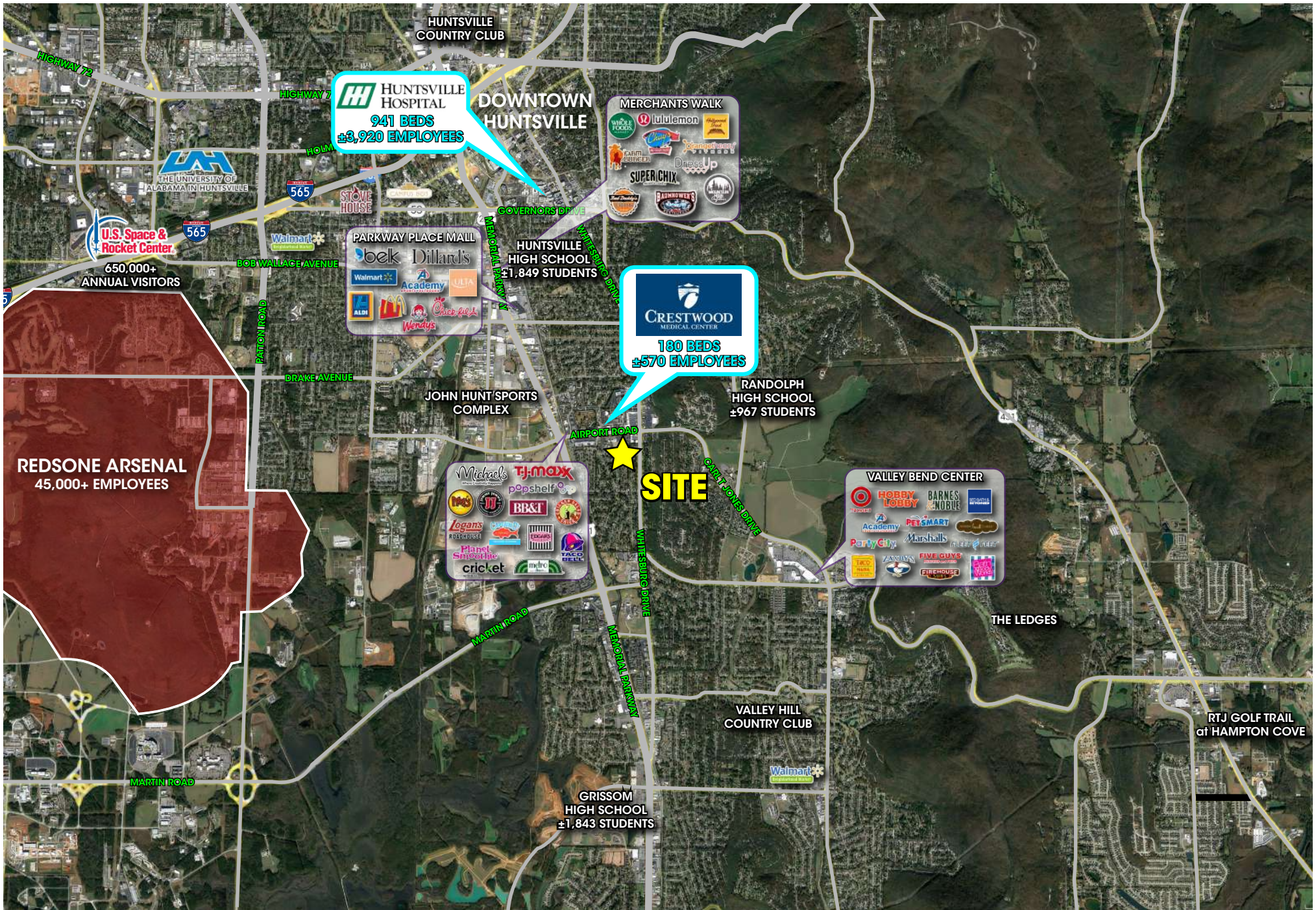
Demographics	5 Min.	10 Min.	15 Min.
Population	17,473	85,801	173,084
Average HHI	\$110,159	\$86,558	\$86,394
Daytime Pop	28,933	107,868	258,930



www.southpace.com

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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

HWY 231 / MEMORIAL PKWY SW - 77,340 VPD
JOHN HUNT SPORTS COMPLEX

WHITESBURG PLAZA

WHITESBURG DR S - 30,982-VPD

PIEDMONT POINT

CRESTWOOD MEDICAL CENTER
180 BEDS

AIRPORT RD SE - 35,556 VPD

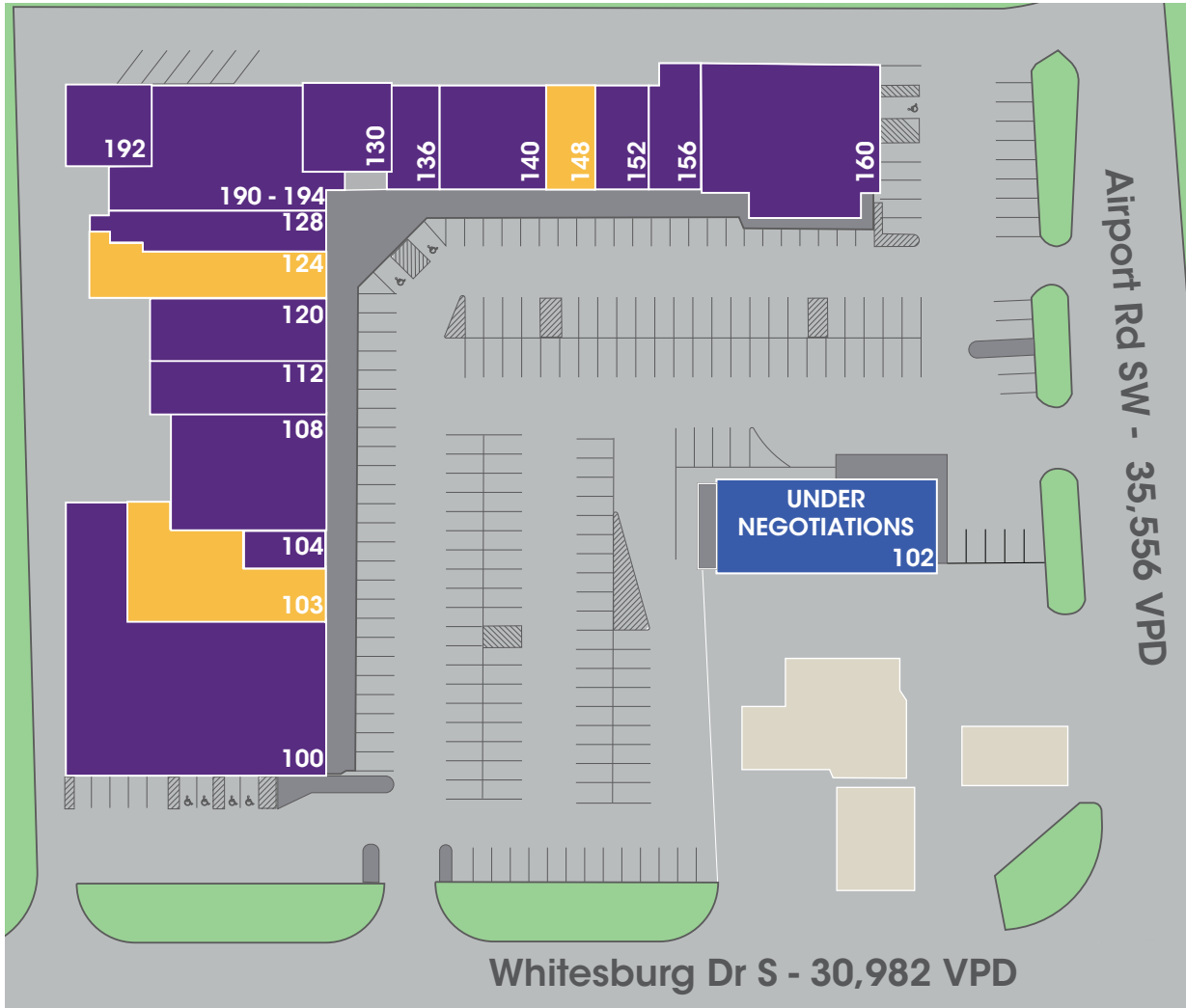
#1 RETAIL INTERSECTION IN HUNTSVILLE

WESTBURY SQUARE



WHITESBURG CENTER

SE QUADRANT UNDEVELOPABLE FOR COMMERCIAL USE



SITE PLAN

SPACE	TENANT	SIZE (SF)
100	DOLLAR TREE	10,100
102	GATES CLEANERS	4,000
103	AVAILABLE	3,342
104	CBD	588
108	HOLLYWOOD FEED	3,804
112	PAPA MURPHY'S	1,730
120	HAWAIIAN BBQ	2,150
124	AVAILABLE	2,164
128	PANDA CHINESE	1,620
130	FADE FACTORY	1,953
136	TOPSPIN TENNIS	1,225
140	MAX HEALTH	2,450
148	AVAILABLE	1,225
152	ABSOLUTE NUTRITION	1,225
156	BASKIN ROBBINS	1,200
160	BUFF CITY SOAP	5,572
190-194	ROCKBOX FITNESS	3,750
OUTPARCEL	UNDER NEGOTIATIONS	4,000

OVERVIEW

AERIALS

SITE PLAN

PHOTOS



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