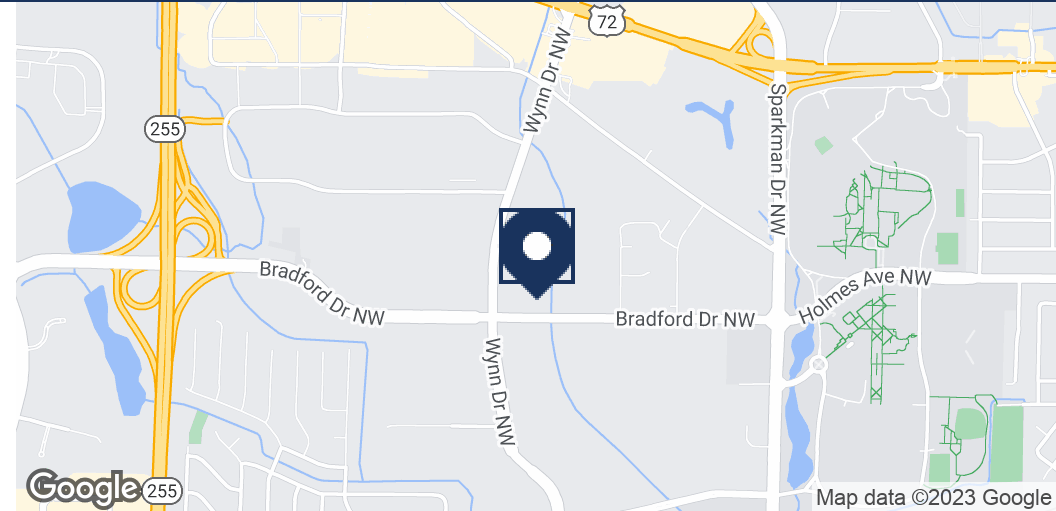




2 OFFICE BUILDINGS | FOR LEASE | CALL FOR RATES

0 Bradford Drive Northwest
Huntsville, AL 35806



PROPERTY SUMMARY

Lease Rate:	Call for Rates
Building Size:	±42,000 SF
Building 2:	±60,000 SF
Available SF:	42,000 - 60,000 SF
Zoning:	RP2 (Multi Use Mode)
Market:	Cummings Research Park East

PROPERTY OVERVIEW

Located on the heavily trafficked redevelopment corridor of Bradford Drive in Cummings Research Park East, this approximately 100,000 square foot Build to Suit office campus is an opportune location for a multitude of office users. The flexibility of the development brings options for everything from a company headquarters to a satellite C-Suite. It's close proximity to multiple mixed use commercial nodes in Cummings Research Park and Mid City allows this class A office space to have uncommon access to housing and retail within walking distance.

PROPERTY HIGHLIGHTS

- High profile presence on a growing mixed use corridor.
- Flexible Class A office suites
- Unprecedented access to amenities within Cummings Research Park

Alex Samples

Agent, CCIM

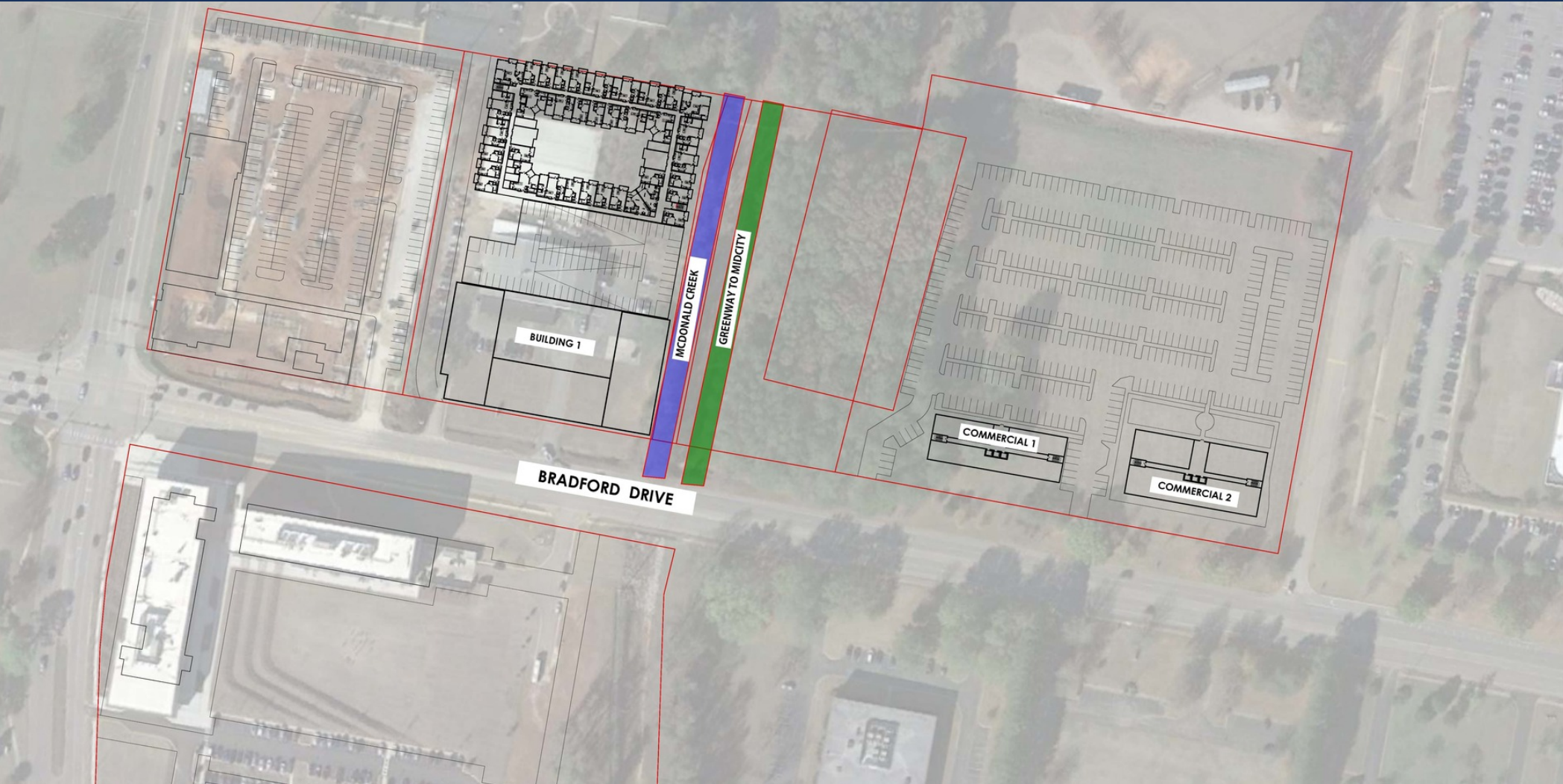
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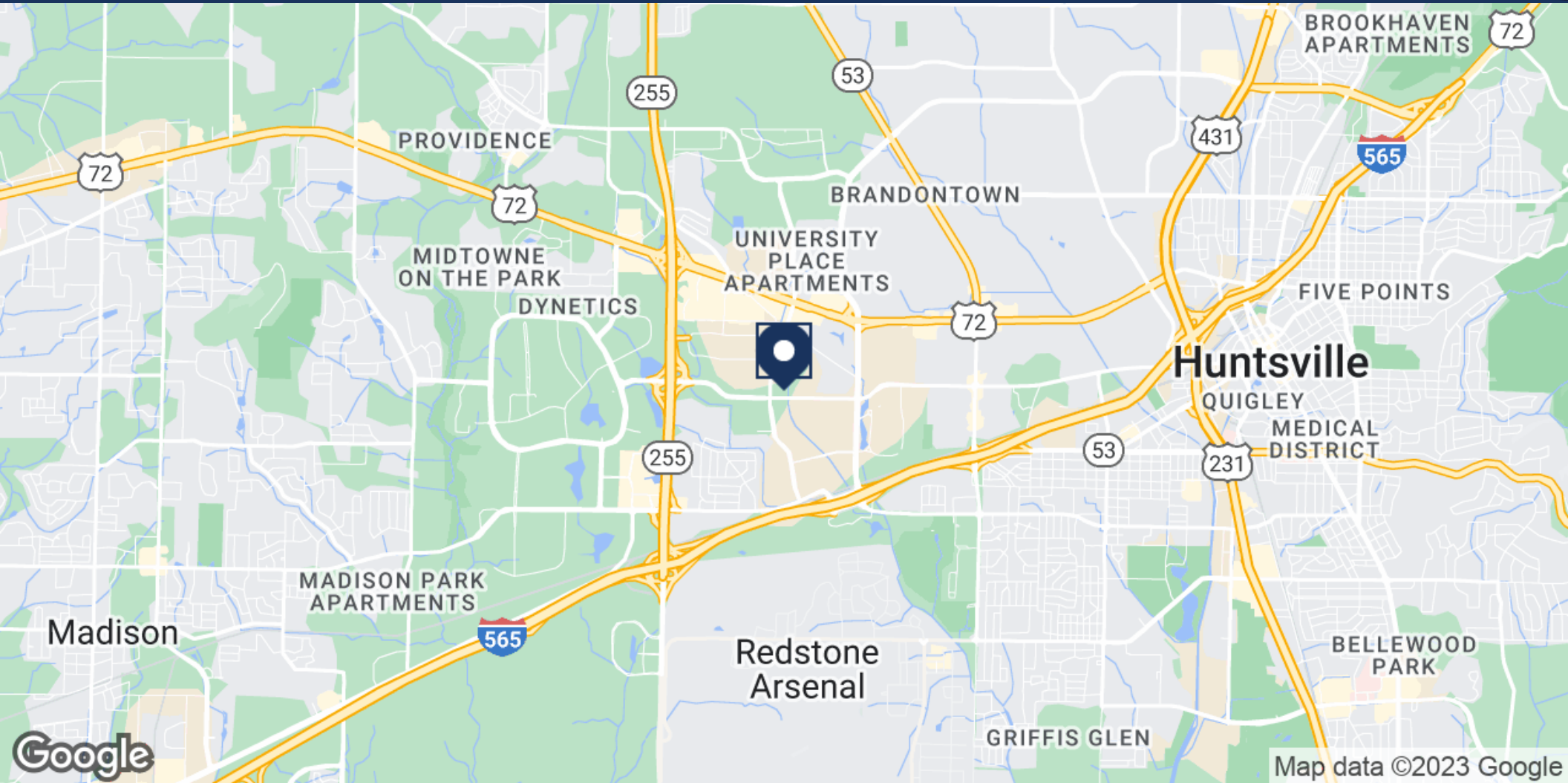
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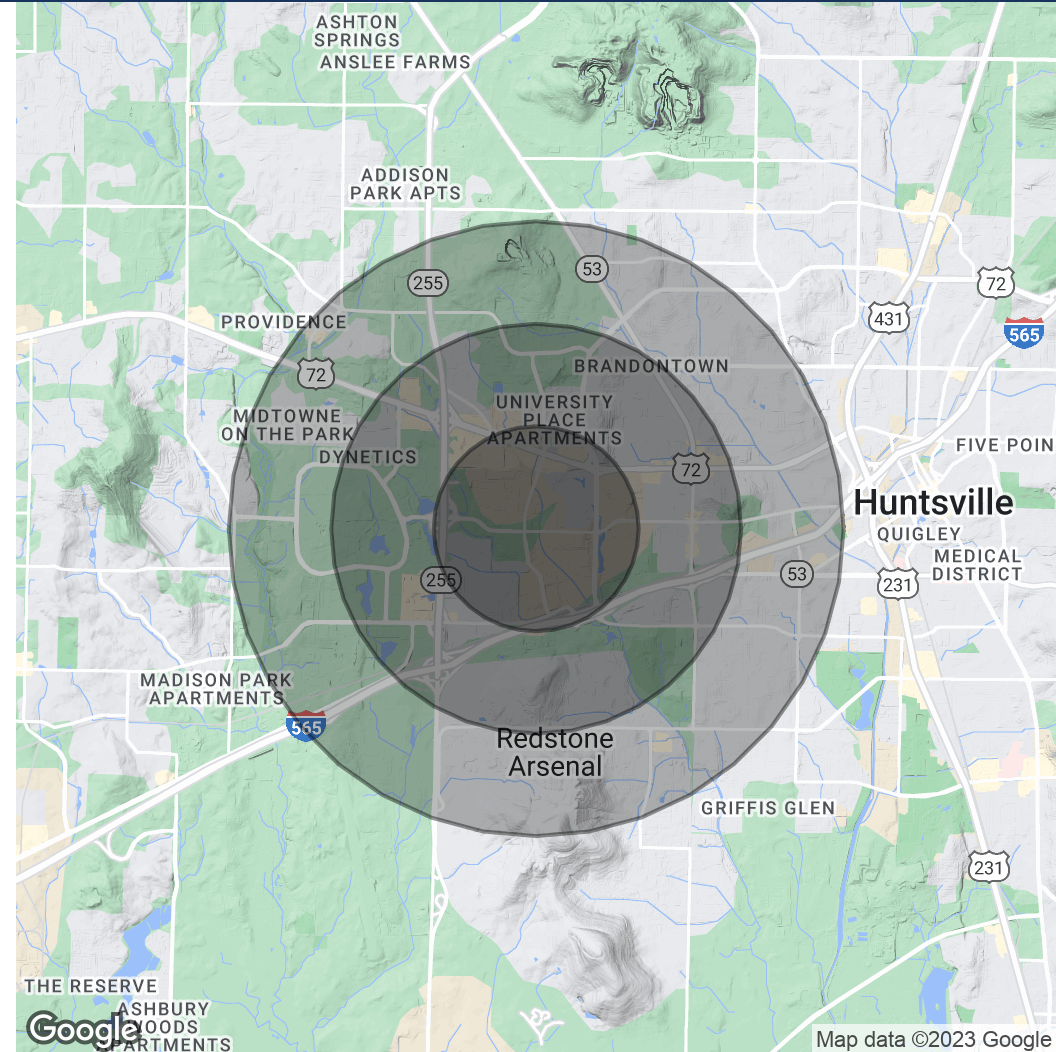
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,250	17,381	39,142
Average Age	36.1	29.2	31.3
Average Age (Male)	46.4	31.1	30.7
Average Age (Female)	30.6	28.9	33.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,797	9,058	20,085
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$52,468	\$41,529	\$49,299
Average House Value	\$134,997	\$64,319	\$98,182

* Demographic data derived from 2020 ACS - US Census



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