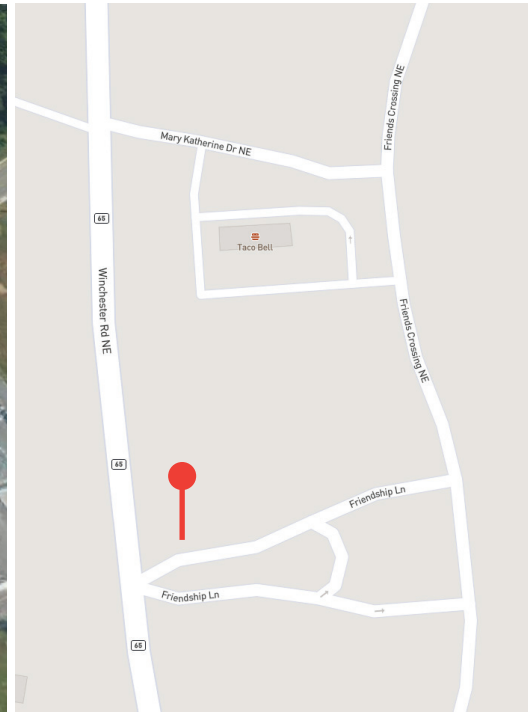


SEC WINCHESTER RD.

Huntsville, AL





Summary

- Lease Rate: Call for Pricing
- Building Size: 9,000 SF
- Available For Lease: 4,100 SF
- Completion Date: Q1 2025
- Co-Tenants: Dental, Wingstop
- Parking Count: TBD

Demographics

2024 Population

3,209 1 Mile	18,356 3 Mile	32,092 5 Mile
-----------------	------------------	------------------

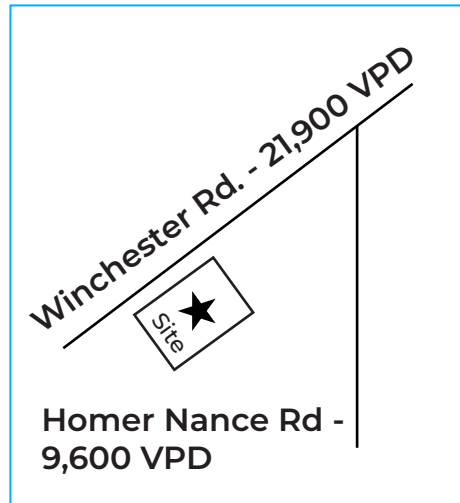
2024 Average Household Income

\$112,734 1 Mile	\$100,931 3 Mile	\$97,530 5 Mile
---------------------	---------------------	--------------------

Households

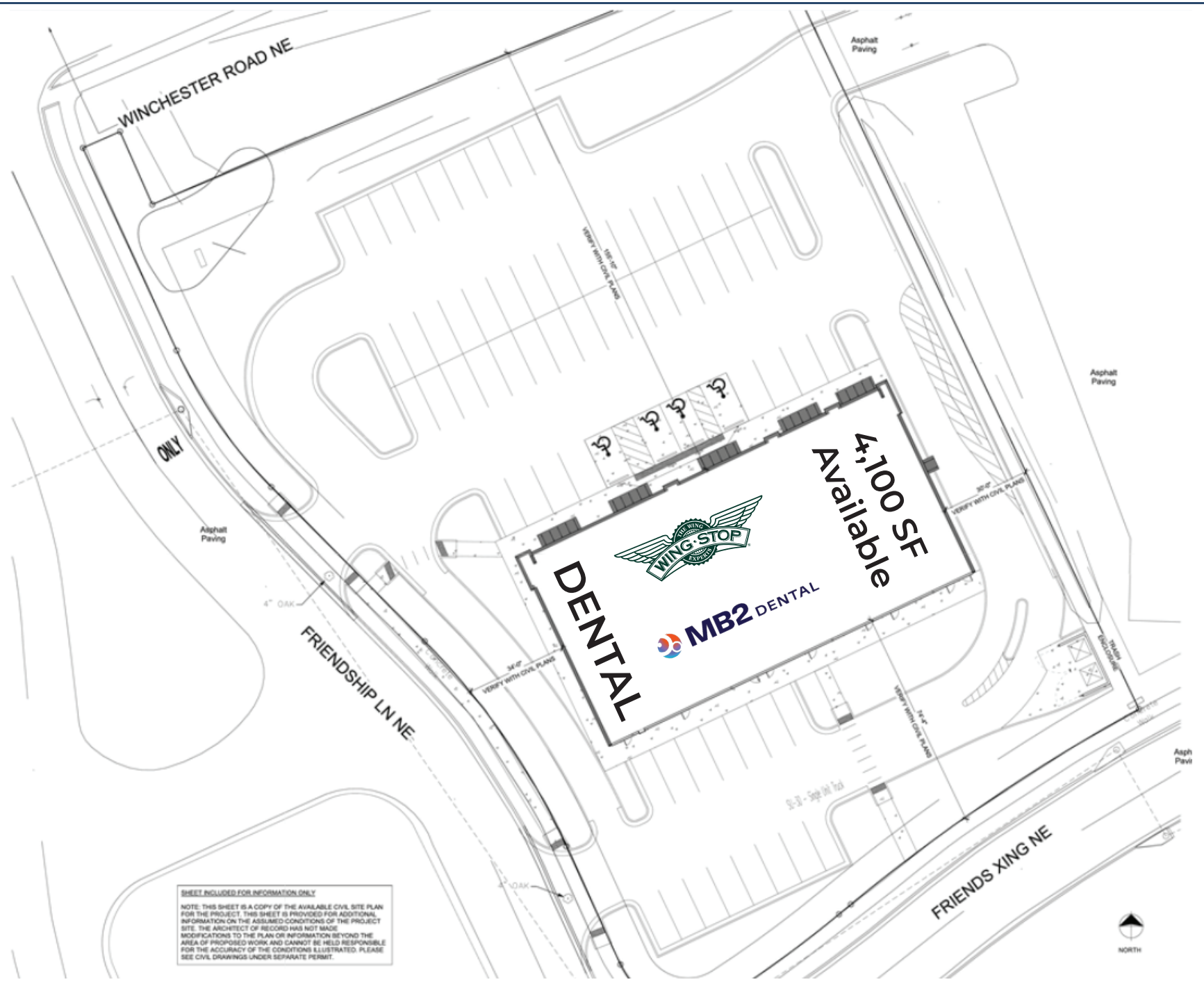
1,153 1 Mile	6,896 3 Mile	11,728 5 Mile
-----------------	-----------------	------------------

Traffic Counts



Property Overview

- Highly visible end-cap with drive-thru available (22,000+ VPD)
- Located in dense retail corridor adjacent to Publix, Walmart, and Aldi
- Robust demographic profile- AHHI exceeding \$100k in all radii



SHEET INCLUDED FOR INFORMATION ONLY
NOTE: THIS SHEET IS A COPY OF THE AVAILABLE CIVIL SITE PLAN FOR THE PROJECT. THIS SHEET IS PROVIDED FOR ADDITIONAL INFORMATION ON THE ASSUMED CONDITIONS OF THE PROJECT SITE. THE ARCHITECT OF RECORD HAS NOT MADE MODIFICATIONS TO THE PLAN OR INFORMATION BEYOND THE AREA OF PROPOSED WORK AND CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE CONDITIONS ILLUSTRATED. PLEASE SEE CIVIL DRAWINGS UNDER SEPARATE PERMIT.

Jacob Ryan

Director of Leasing

E: jacobryan@ashtongray.com

P: +1 (405) 830-4957

O: +1 (405) 300-4003



ASHTONGRAY

Michael Feighny

Leasing Associate National Accounts

E: michaelfeighny@ashtongray.com

P: +1 (405) 361-9778

O: +1 (405) 300-4003

