



BIG BOX
DEVELOPMENT

FOR LEASE

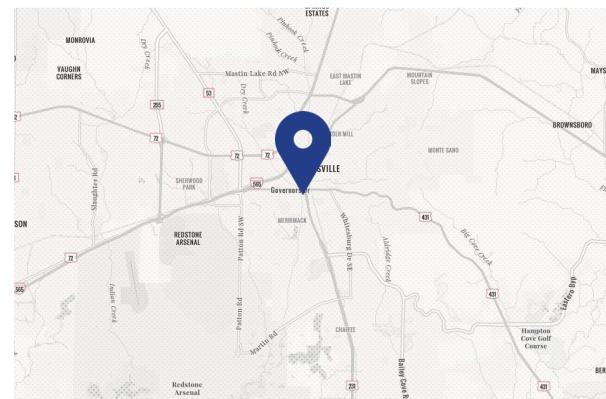


Big Box Retail Space

2306 Memorial Pkwy SW, Huntsville, AL 35801

Property Features

- **Spacious Retail Facility:** Features 30,000 square feet of open, single-story retail space—perfectly suited for large-format users such as national retailers, showrooms, or specialty stores.
- **Strategic Location:** Positioned directly on Memorial Parkway, Huntsville's busiest commercial thoroughfare, providing exceptional visibility, easy access, and exposure to over 120,000 vehicles passing the site daily.



Area Retailers & Businesses:



SPACE AVAILABLE

30,000 SF

LOT SIZE

0.86 AC

LEASE RATE

Contact Broker

AVAILABLE

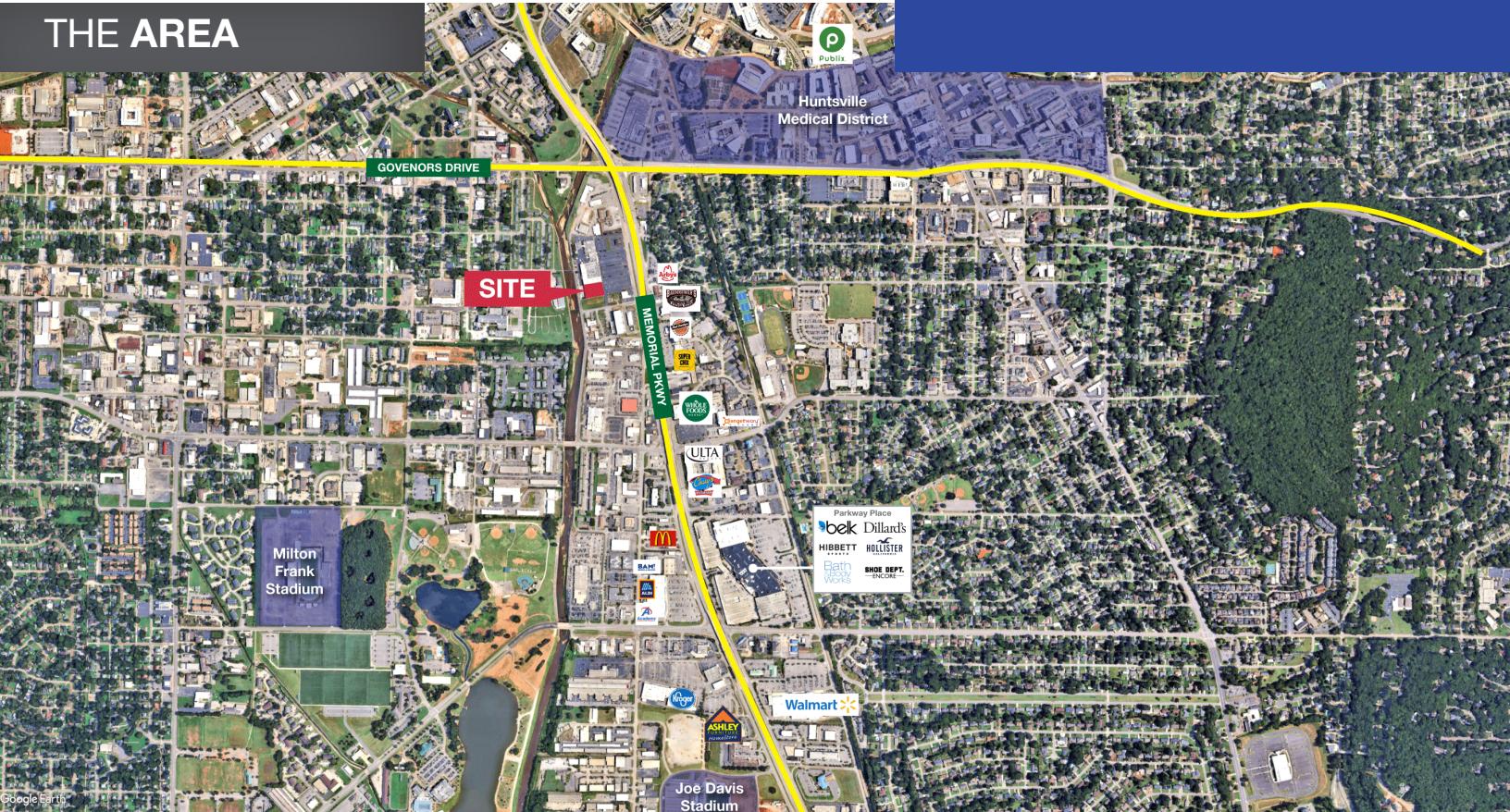
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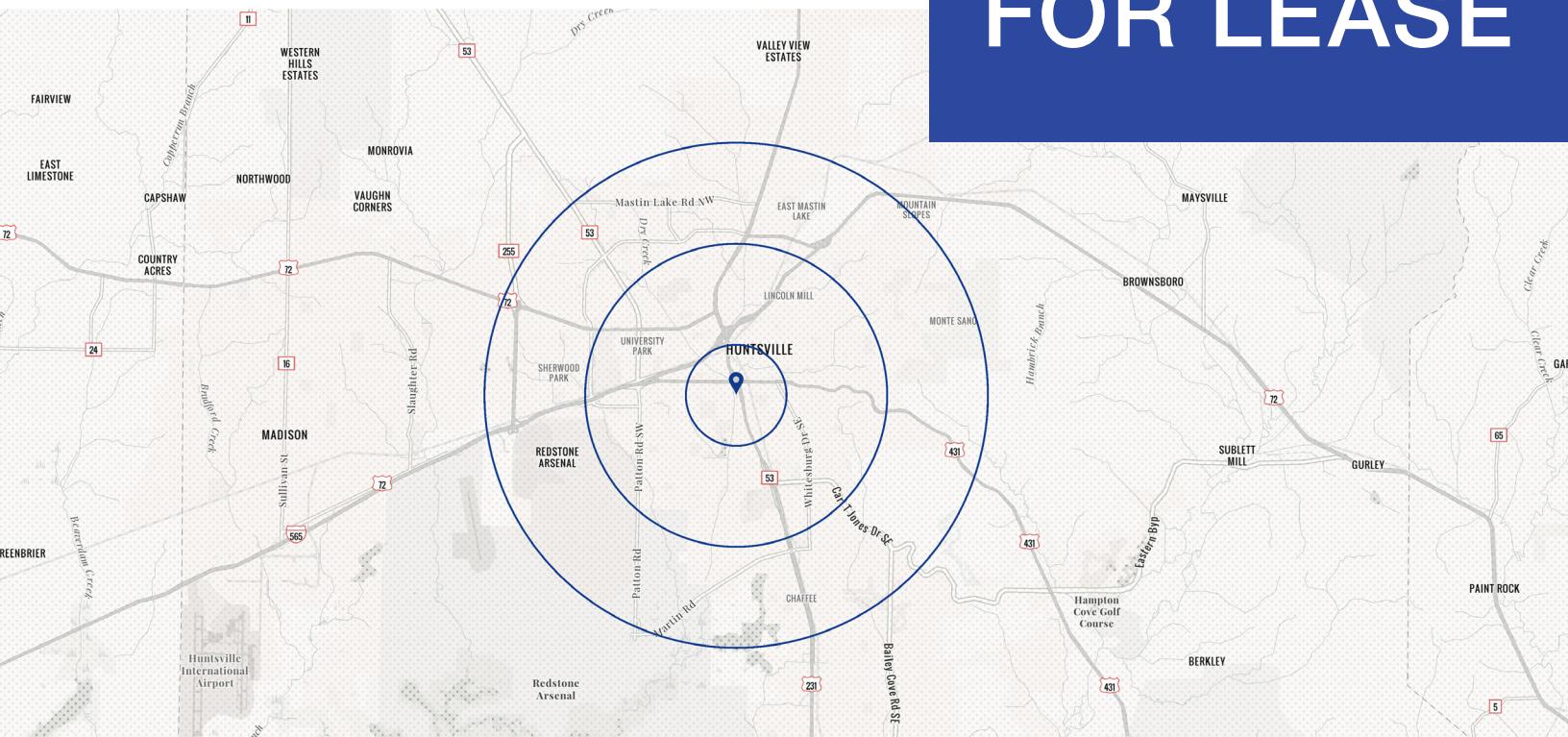
THE AREA



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Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	5,678	66,074	123,711
AVG HH INCOME	\$84,715	\$86,437	\$86,597
HOUSEHOLDS	2,798	29,142	53,918
MEDIAN AGE	35.7	36.3	36.3

Location Advantages

- Situated on Memorial Parkway (U.S. Route 231), Huntsville's main arterial road that accommodates over 100,000 vehicles daily, offering high visibility and accessibility.
- Located near Parkway Place Mall, Huntsville's only indoor shopping mall, which houses over 70 stores including anchors like Dillard's and Belk.
- Huntsville is Alabama's fastest-growing city & most populous city. The booming market added nearly 10 new residents per day between 2022 and 2023, reaching an estimated population of over 225,000.



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