

# 11220 MEMORIAL PKWY SW

HUNTSVILLE, AL 35803



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Positioned along the high-traffic Memorial Parkway, this premier retail opportunity in Huntsville, Alabama sees an impressive 29k+ vehicles per day. Located in one of Huntsville's most rapidly growing areas, this strip center is surrounded by established neighborhoods, national retailers, and a strong consumer base. Huntsville boasts a very low retail vacancy rate of just 2.8%—well below the national average of 4.8%—highlighting the area's strong demand and thriving market conditions. The city is home to booming industries, including tech and aerospace hubs, driving consistent growth and attracting a dynamic workforce. With flexible leasing options and excellent frontage along a major roadway, don't miss out on this prime opportunity to thrive in a high-demand market.

### PROPERTY HIGHLIGHTS

- Prime location on Memorial Parkway SW with 29k+ VPD
- National retailers nearby include Home Depot, Sam's Club, & McDonalds
- Convenient access from both directions of Memorial Parkway with a light to promote ease of access
- 10 flexible spaces with varied square footage to fit your needs
- Light renovation planned to refresh and modernize the center

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	10
Available SF:	1,235 - 18,048 (Max Contiguous)
Building Size:	55,159 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	17,798	30,330	89,121
Total Population	40,807	71,201	209,509
Average HH Income	\$111,537	\$110,757	\$99,503

### TRAFFIC COUNTS

29,882 Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024-2029	1.99%	2.04%	2.12%



**Mike Kohne**

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## RETAILER MAP



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ADDITIONAL PHOTOS



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BEFORE THE REMODEL



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AFTER THE REMODEL



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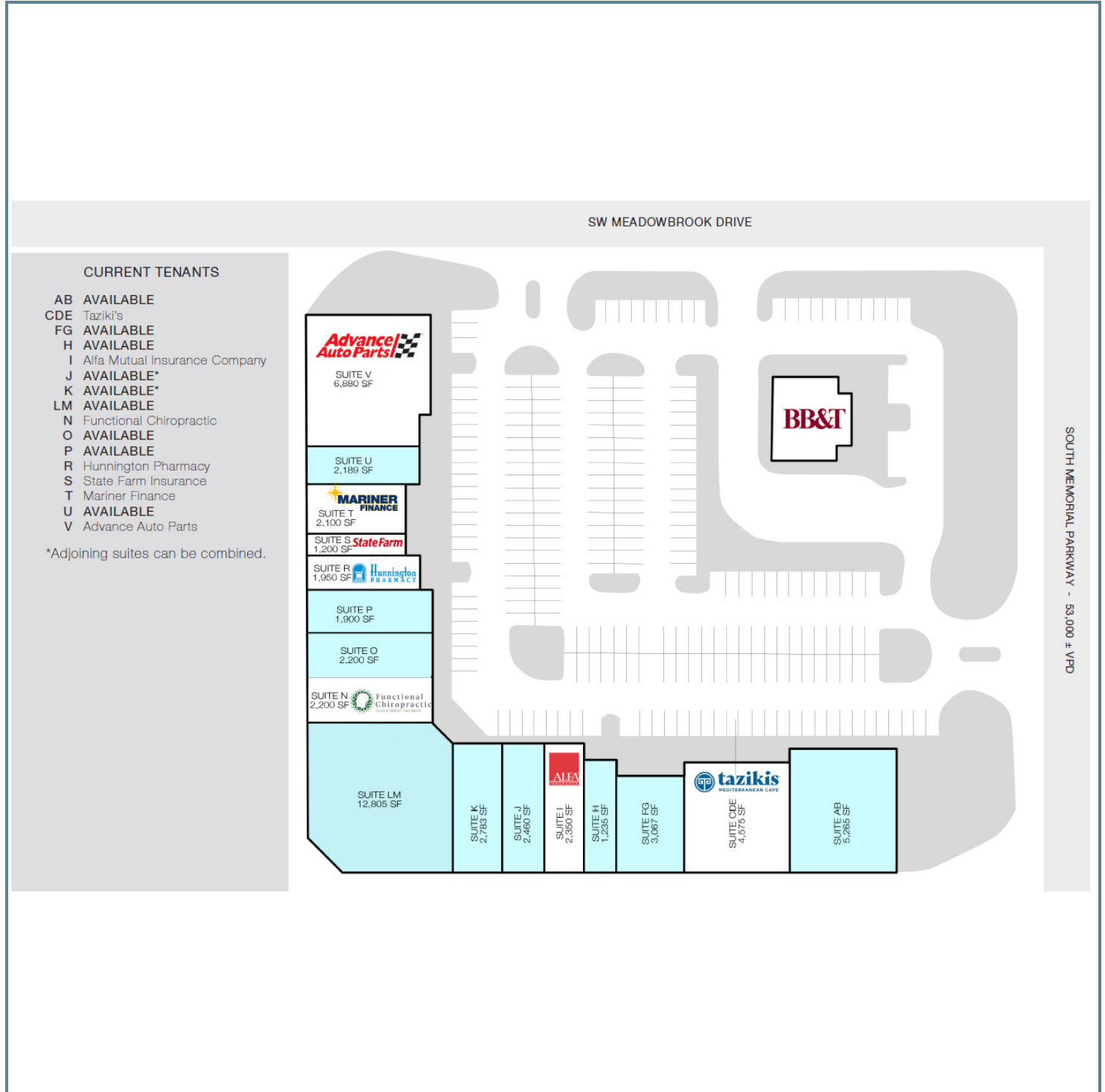
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## SITE PLAN



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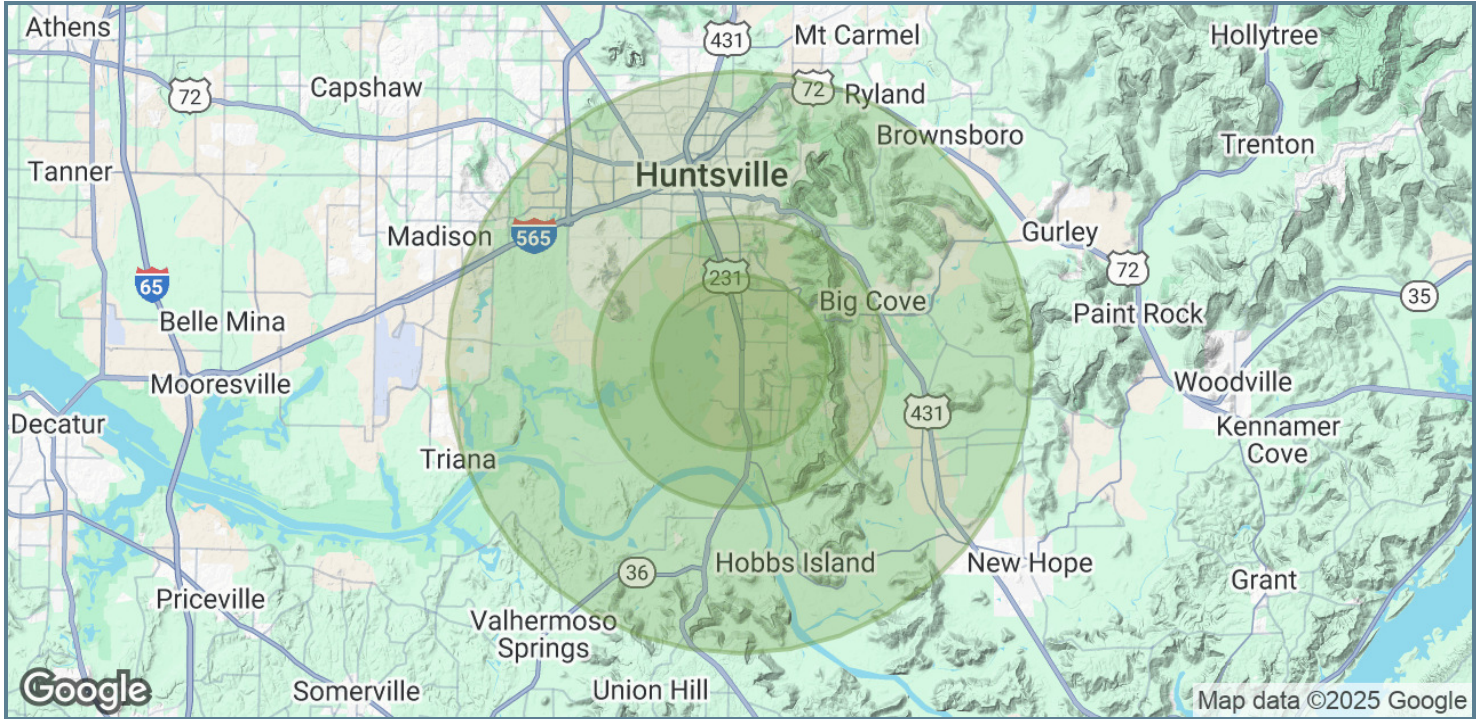
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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	40,807	71,201	209,509
Average Age	44	42	41
Average Age (Male)	43	41	39
Average Age (Female)	46	44	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,798	30,330	89,121
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$111,537	\$110,757	\$99,503
Average House Value	\$312,023	\$349,521	\$346,134

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024 - 2029	1.99%	2.04%	2.12%



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**LEGACY**  
COMMERCIAL PROPERTY

## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

