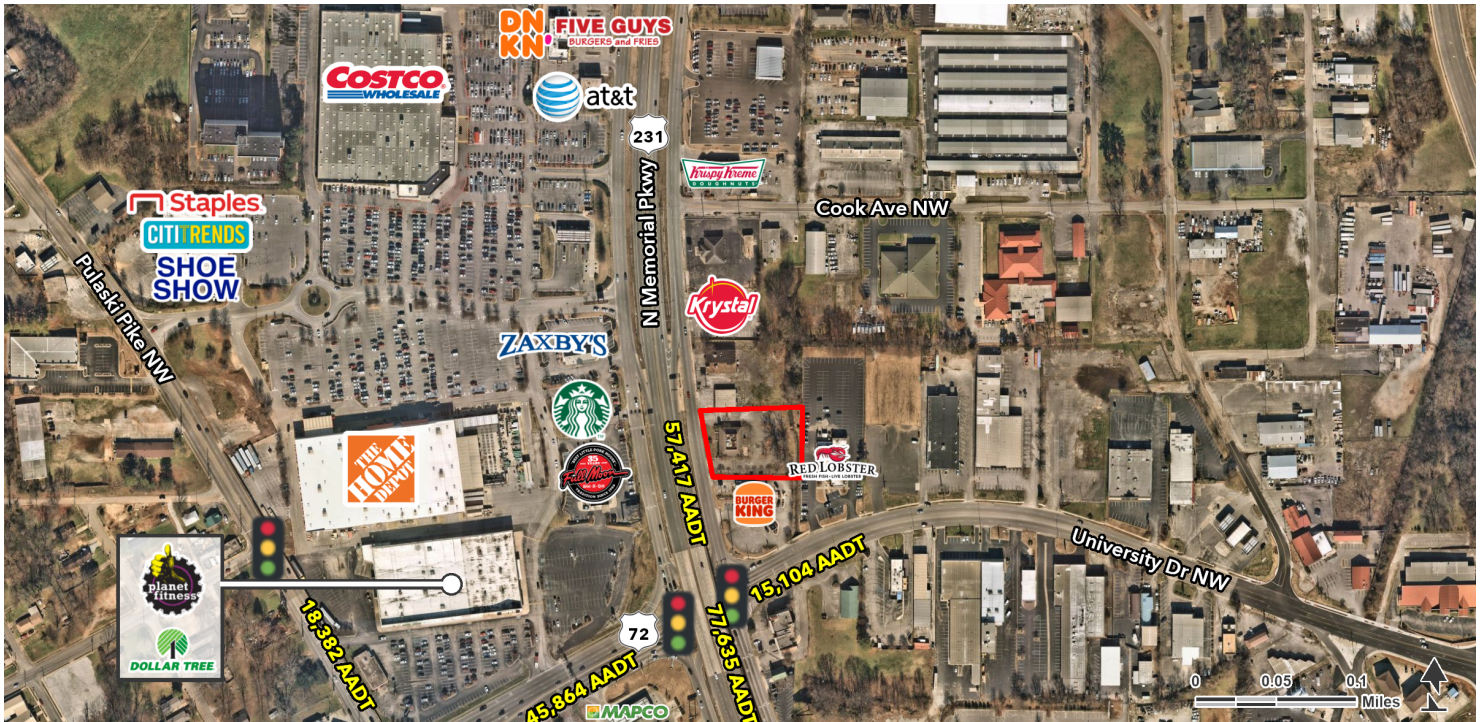


# AVAILABLE

1010 Memorial Parkway NW, Huntsville, AL 35801

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Located just off the intersection of Memorial Parkway NW and University Drive



### PROPERTY HIGHLIGHTS

- Available: +/- 0.984 AC
- Rare opportunity at a key intersection in Huntsville, AL
- Located across Memorial Parkway from The Fountain whose retailers include Costco, Home Depot, Staples, Planet Fitness, and Dollar Tree
- Area restaurants include Burger King, Krystal, Krispy Kreme, Zaxby's, Starbucks & Full Moon BBQ
- Gateway intersection to Downtown and North Huntsville
- Traffic Counts: 57,417 AADT (N. Memorial Parkway), 45,864 AADT (University Drive)

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,443	71,784	122,403
DAYTIME POPULATION	10,453	90,409	212,174
HOUSEHOLDS	3,034	31,042	52,898
AVERAGE HH INCOME	\$36,528	\$63,374	\$71,566

### EXCLUSIVE AGENT(S)

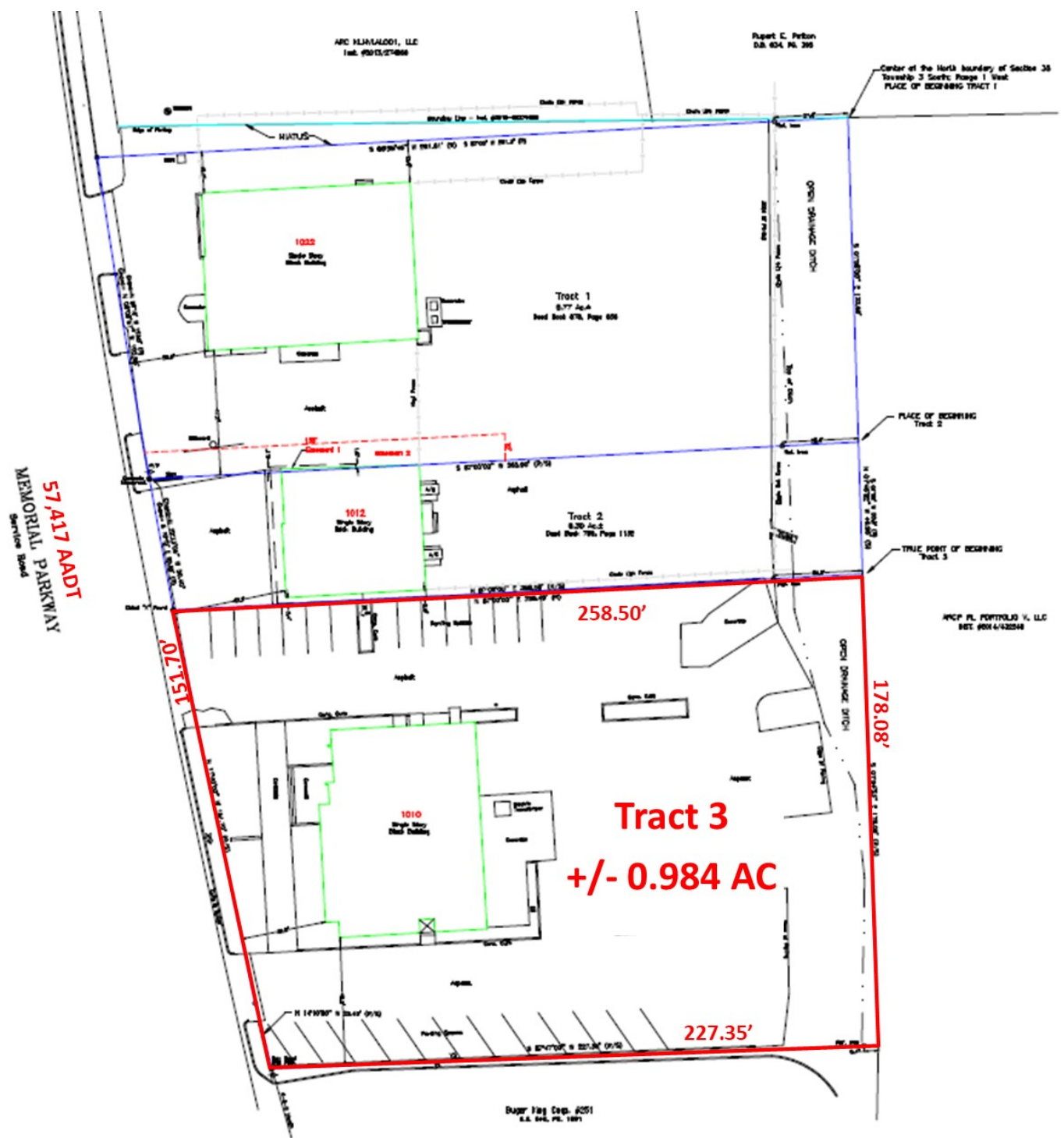
DON BECK • don.beck@tscg.com • 256.534.7555



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1010 Memorial Parkway NW, Huntsville, AL 35801

## SITE PLAN



EXCLUSIVE AGENT(S)  
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