



# VILLAGE CENTER 7914 MEMORIAL PARKWAY · HUNTSVILLE, AL 35802

## FOR LEASE

### BUILDING SIZE

28,284 SF

### AVAILABLE SPACE

800 SF—3,000 SF

### DEMOGRAPHICS

(3 mile)

Population: 35,880

Avg HH Income: \$72,812

### TRAFFIC COUNT

58,000 cars per day

### COMMENTS

- Excellent visibility
- Located along one of Huntsville's major thoroughfares
- Ample parking for tenants and clients
- Light Industrial zoning

### RENTAL RATE

\$9.00 PSF NNN

(\$2.54 PSF CAM expense)

### EXCLUSIVE AGENT

Tyler Fanning

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# Graham & Co

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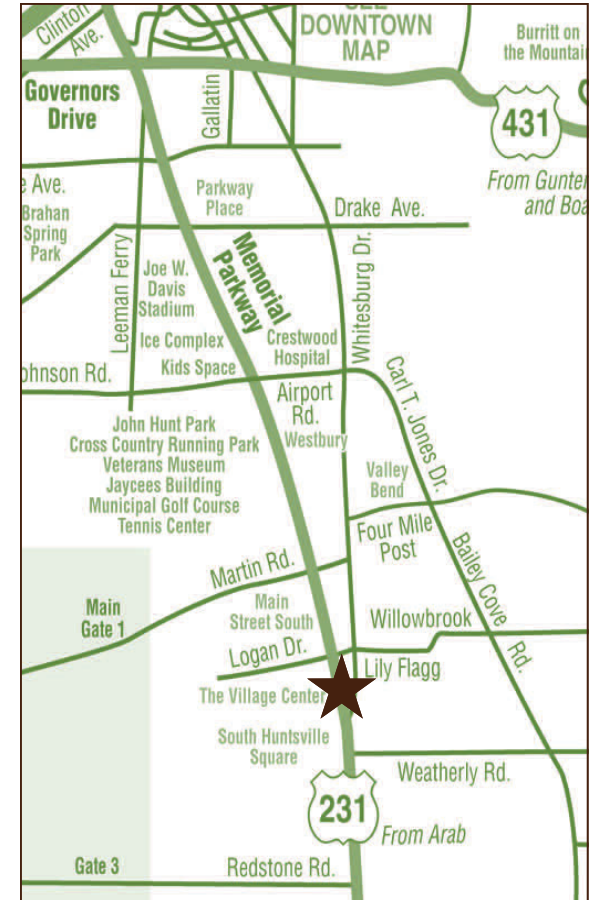


# SITE PLAN

<b>E-14</b> Available- 800 SF	<b>E-13</b> Available- 800 SF	<b>E-12</b> Brady's Shoe Repair	<b>E-11</b> Brady's Shoe Repair	<b>E-10</b> Young Tailor	<b>E-9</b> Beauty's Blessings	<b>E-7/E-8</b> Puretan Studio
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<b>B-9</b> Available-1,000 SF
<b>B-8</b> Available-1,000 SF
<b>B-7</b> Available-1,000 SF
<b>B-6</b> A Little Luxury Consignment Boutique
<b>B-5</b> Dry Cleaners
<b>B-4</b> Available-1,000 SF
<b>B-3</b> Titlebucks
<b>B-2</b> Titlebucks
<b>B-1</b> Titlebucks

<b>A-1</b> Black Dagger Tattoos
<b>A-2</b> Industrial Revelations
<b>A-3</b> Industrial Revelations
<b>A-4</b> Industrial Revelations
<b>A-5</b> Subway
<b>E-15</b> Vacuum World
<b>E-16</b> DVM Investments
<b>E-17</b> H&R Block
<b>E-18</b> Chiropractic Wellness Depot
<b>E-19</b> Available- 1,200 SF
<b>E-20</b> Discount Tobacco





# IMAGES

