



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP



107 NORTH SIDE SQUARE

107 North Side Square is a historic property located in the heart of Downtown Huntsville. Set to undergo a significant renovation, this adaptive-reuse site will become a beautifully preserved destination for restaurant, retail, and office tenants. Situated on a tree-lined street, this property offers modern character and historic charm within a high-traffic, walkable neighborhood.

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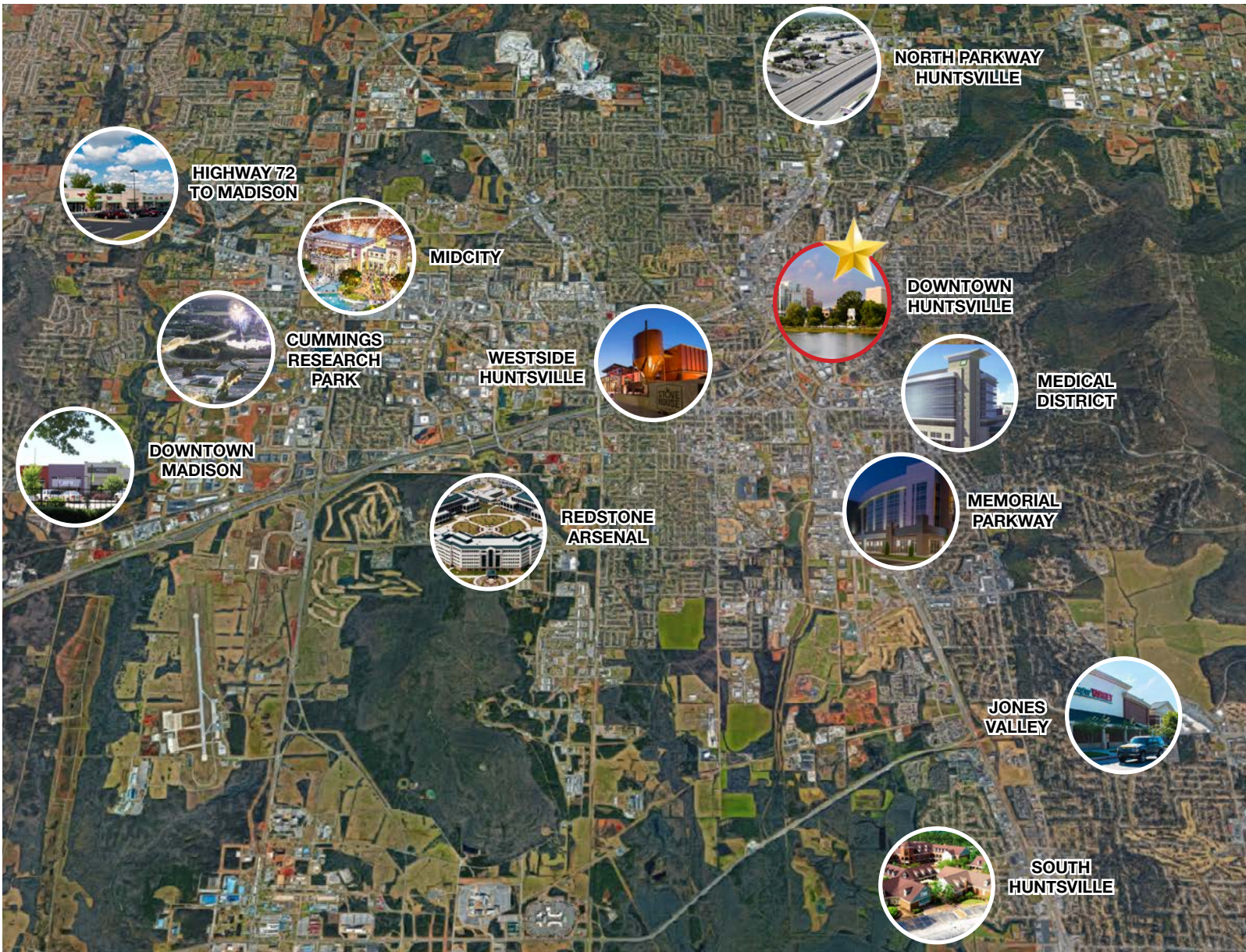
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WHY HUNTSVILLE?

"Huntsville strikes a perfect balance when it comes to offering big city amenities and maintaining its small-town vibe. There's access to award-winning restaurants, museums, beautiful parks, and much more. But, you always feel as if you are surrounded by a close-knit community. Talented local artists, innovators, entrepreneurs, and visionaries continue to make the city an exciting place to live by working closely together and sharing their passions. It's a delicate balance to keep, but Huntsville does it well." - Liveability.com



U.S. Census population estimates indicate Huntsville will be the largest city in Alabama by 2025.



One of the Top 30 fastest growing major metros in the country and maintains a low unemployment rate of 4% as of 2019.



Madison County's 3.4 million tourists pumped a record-breaking \$1.4 billion into the local economy in 2018.

WE'RE GROWING!



\$1.6 BILLION PLANT
4,000 NEW JOBS



\$140 MILLION PLANT



SPEEDS UP TO
1GB PER SECOND



\$750 MILLION
DATA CENTER



\$50 MILLION
EXPANSION
4,000 NEW JOBS

01

Mazda-Toyota selected Huntsville for its landmark automotive manufacturing facility and invested \$1.6 billion toward the project with equal funding contributions.

02

Huntsville has one of the highest percentages of people with college degrees in the U.S. – more than one out of every three adults has one.

03

Several well-known restaurants have their top-performing locations in Huntsville.

04

Second largest MSA in the state of Alabama with over 449,720 people.

05

#1 Tech Employment Growth in U.S. - 309%.



FUN FACT: In 2018-19, the U.S. Space & Rocket Center was the #1 most-frequented tourist destination in Alabama with over 849,000 visitors. It was recently voted one of TIME MAGAZINE'S "Coolest Places In The World To Visit".



The area has a dedicated entity focused on revitalization, growth, and improvement of the neighborhood!



SPACE TO INNOVATE

A multi-purpose event, conference, and show complex that hosts local to international entertainment to over 800,000 people each year.



Home to a nationally accredited museum that has an estimated 55,000 guests each year, not including events.

HUNTSVILLE
Museum of Art

Mixed-use destination retail center that includes women and men's boutiques, craft coffee, home decor, gifts, and more.



Downtown Huntsville currently has more than 1,000 hotel rooms (current and planned), along with more than 1,000 apartment units.



NEIGHBORHOOD: DOWNTOWN HUNTSVILLE

Downtown Huntsville is the city's epicenter for business, luxury living, dining, retail, entertainment, and nightlife. Home to more than 1.4K businesses, this neighborhood is a hub for gatherings, city attractions, and annual events. Several new projects are also in the works for 2020 that will enhance tourism and further improve the area including new hotels, developments, and entertainment concepts.

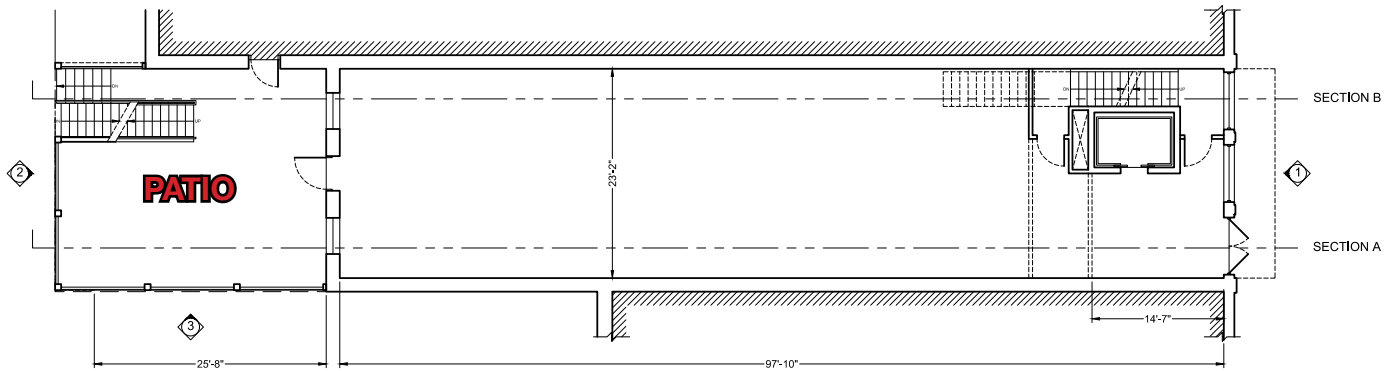
107 NORTH SIDE SQUARE

PROPERTY HIGHLIGHTS

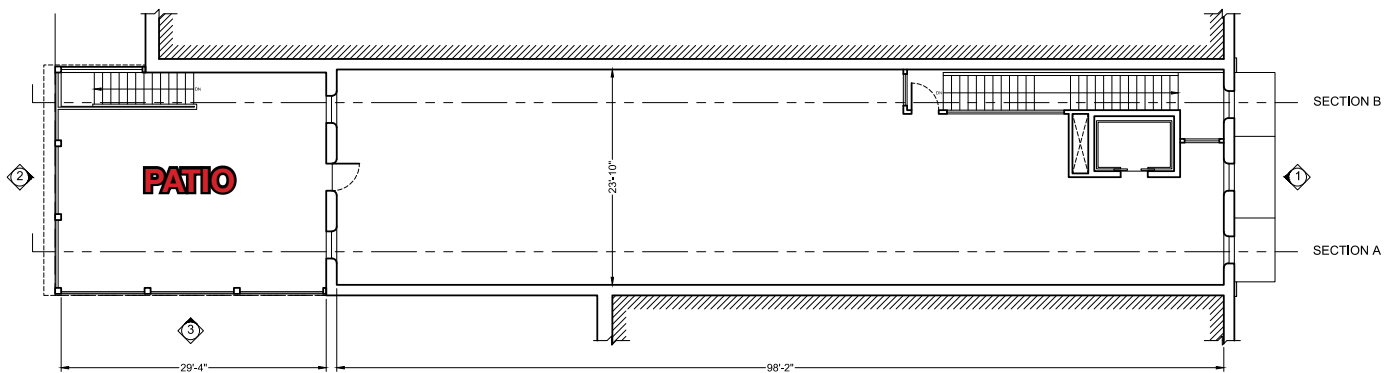
- Historic property that includes a new large elevator to the basement and second floors.
- Brand new wooden deck on the first and second floors that is just steps away from the coming 106 Jefferson Curio by Hilton Hotel.
- All spaces are shell spaces that can be customized - TI available.
- Can accommodate outdoor patio seating at the front of the property along North Side Square.
- Property has beautiful exposed brick walls and high ceilings.
- Clear ceiling heights:
 - Basement - 9'+
 - First floor - Over 14'+
 - Second floor - Almost 14' all the way to 21'
- Located behind a city parking deck, the building has unparalleled ease and convenience for clientele.
- Several windows on the front and back of building for more natural light.
- Building signage available.
- Surrounded by numerous business professionals, daily shoppers, dining, hotels, attractions, and annual events.
- Easy access to and from Interstate 565 and Memorial Parkway.



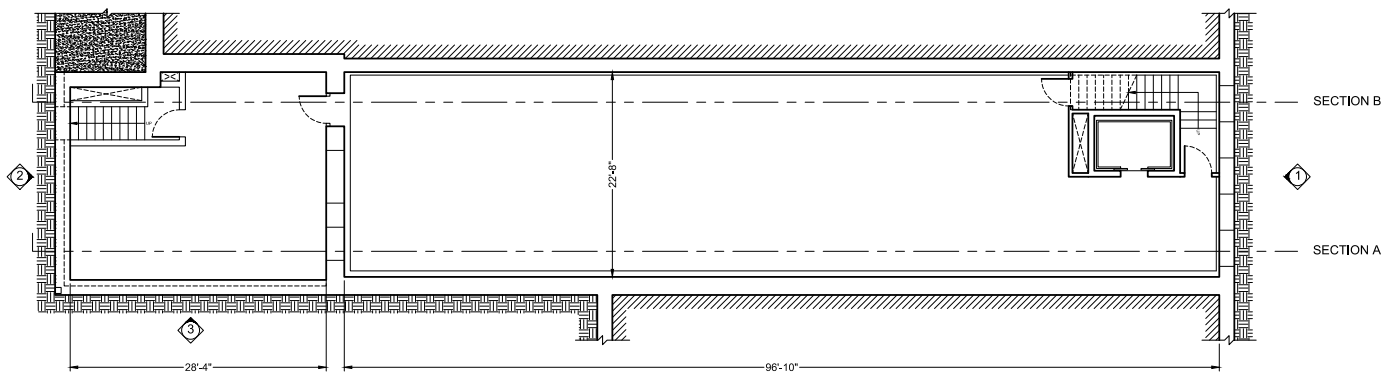
FIRST FLOOR - 2,266 SF

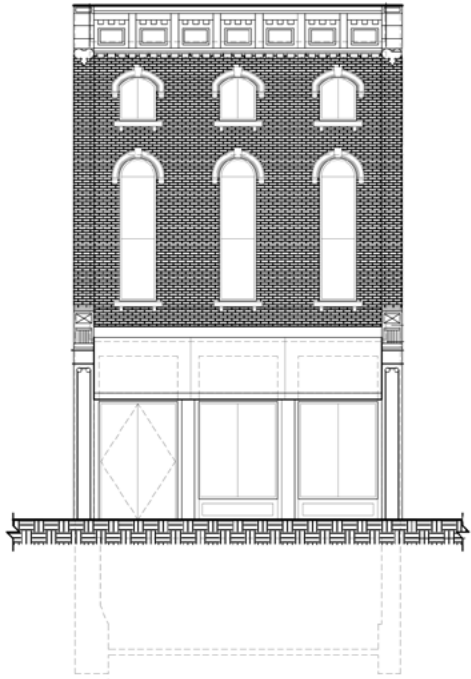


SECOND FLOOR - 2,340 SF



BASEMENT - 2,195 SF

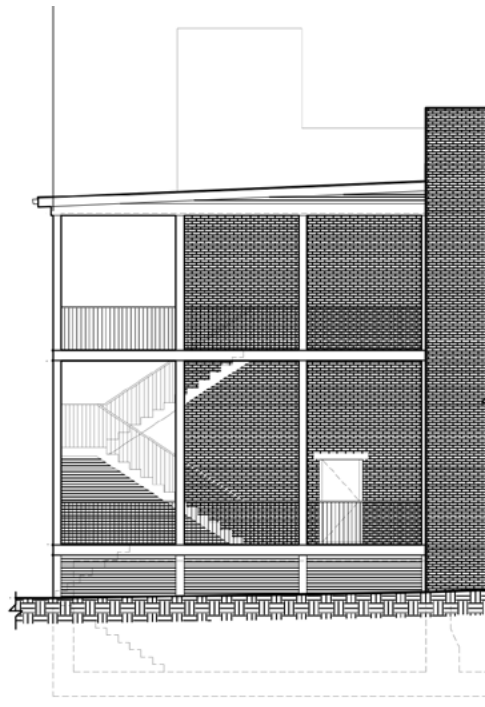




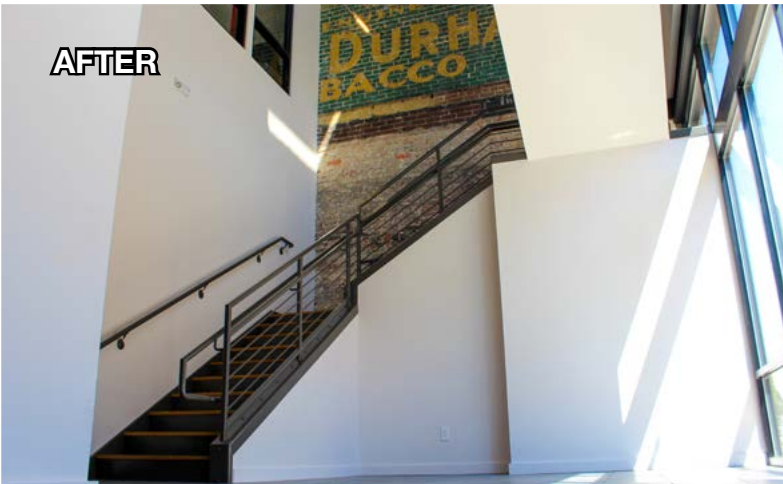
FRONT



BACK



SIDE PATIO



A HISTORY IN ADAPTIVE REUSE - 104 JEFFERSON

Crunkleton has a long history of successfully transforming properties and showcasing their highest potential. Recently, we redeveloped the nearby property of 104 Jefferson from a neglected office building into a thriving modern workplace and restaurant space. Today, the site houses Phat Sammy's Tiki Bar & Eatery, Prime Lending, and KPS Group. See images for before and after photos of this redevelopment.



AREA MAP

NEARBY HOTELS & APARTMENTS

107 North Side Square is surrounded by several hotels of various sizes and price ranges from high-end boutiques to economy options.

There is also a significant number of occupied apartments within walking distance. Three of the largest are The Avenue Apartments on Jefferson Street, Belk Hudson Lofts on Washington Street, and The Artisan Apartments in Twickenham Square Shopping Center.

Records indicate that Downtown Huntsville's hotels have an **average occupancy rate of 77-86%**.

HOTELS: NUMBER OF GUEST ROOMS

Springhill Suites	149
Embassy Suites	295
AC Hotel	120
106 Jefferson Hotel	117 (Coming 2021)
Hyatt Hotel	145 (Coming 2022)
Autograph Hotel	187 (Coming 2022)
Homewood Suites	101
Hampton Inn & Suites	150 (Coming TBD)
TOTAL	1,164

APARTMENTS: NUMBER OF ROOMS

The Avenue	197
Belk Hudson Lofts	75
The Artisan	246
Constellation	218 (Coming TBD)
CityCentre	277 (Coming 2021)
TOTAL	1,013

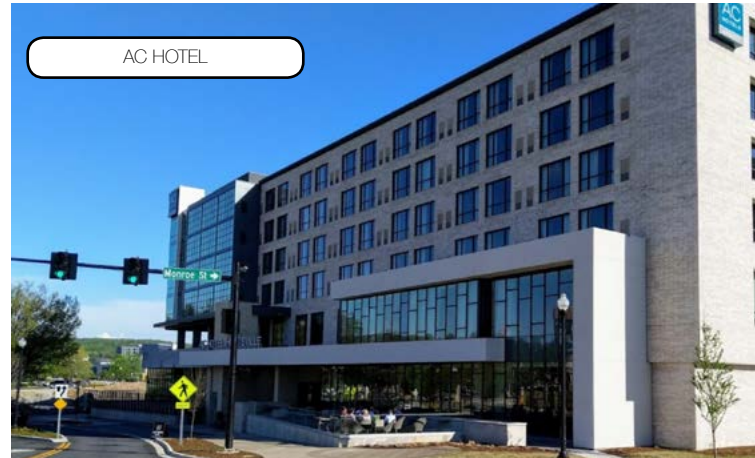
NEARBY RETAIL DEVELOPMENTS

The Avenue Retail
The Garage at Clinton Row
Clinton Row Shops
127 Holmes
Twickenham Square

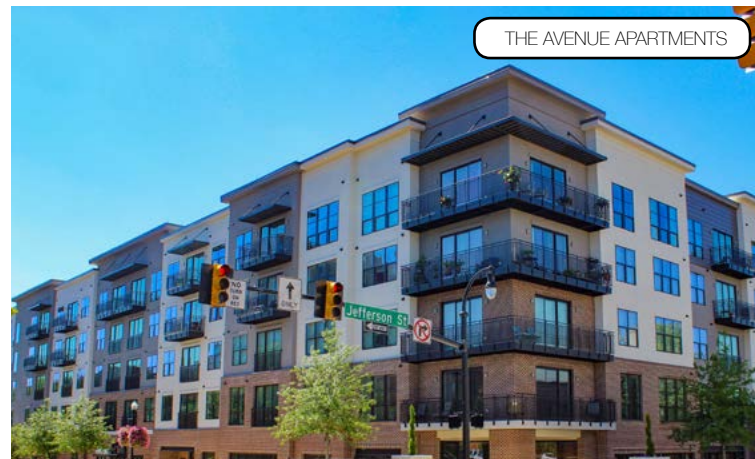
106 JEFFERSON: CURIO



AC HOTEL



THE AVENUE APARTMENTS



AUTOGRAPH HOTEL





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WANT MORE INFORMATION?

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