

4411 EVANGEL CIRCLE
HUNTSVILLE, ALABAMA



CHAPMAN COMMERCIAL



Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: 4411 EVANGEL CIRCLE
HUNTSVILLE, ALABAMA 35816

Chapman Commercial Realty is focused on providing expert services across Office, Industrial, Retail and Land properties located throughout North Alabama. We are committed to enhancing value and building long-term relationships by delivering exceptional service while employing ethical and honest business practices. We are all about providing full service real estate solutions to our clients with the best possible results. Our commercial brokerage team offers knowledge and depth drawn from our many years of experience in the local market.

We are pleased to offer several options to occupy this property. Highly desired structural layout! All suites are a combination of Office and Warehouse space with their own private entrances and Bay door. This 25,000 Square Foot Industrial building at the end of a cul-de-sac just off of Hwy 72/University Drive and across from the college! The building has 10 Bay Doors: 8 Dock-High and the end units have Drive-In/Rollup doors. Zoned Light Industrial. The following suite is available for lease:

* Suite B: 2,400 SqFt Office & Warehouse—1 High-Dock Bay Door.

This property is offered for sale at \$899,000 and/or \$6.50 per square foot leasable space.

William “Bill” Chapman

Broker/Owner

Chapman Commercial Realty

REPRESENTATION

THIS PROPERTY IS REPRESENTED BY:



CHAPMAN COMMERCIAL REALTY

William "Bill" Chapman
Broker/Owner

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Cell: (256) 656-8413

Office: (256) 715-8064

bill@huntsvillecommercialbrokerage.com

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PROPERTY SUMMARY

Total Acreage	1.77
Total Square Footage	25,200
Year Built	1984
Class	C
Parking Spaces	18
Parking Ratio	0.73
Zoning:	Light Industrial
Traffic Count (Per Day):	
University Dr.	47,800



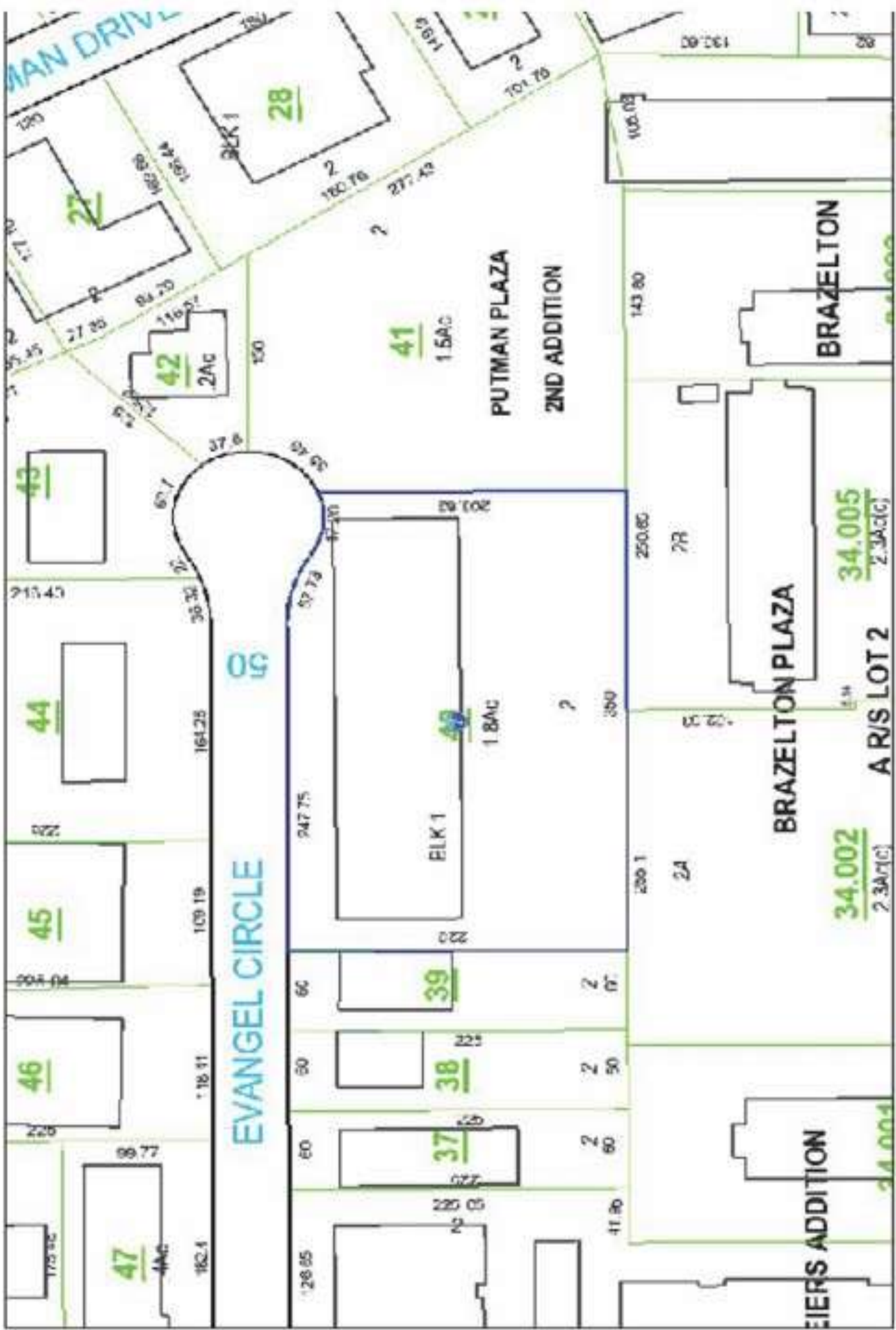
PHOTOGRAPHS



PROPERTY LOCATION



PLAT MAP



DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	9,505	64,124	130,168
	2019 Estimate	9,263	61,252	124,476
	2010 Census	9,468	55,534	113,651
	Growth 2019 - 2024	2.61%	4.69%	4.57%
	Growth 2010 - 2019	-2.17%	10.30%	9.52%
	2019 Population Hispanic Origin	938	5,128	9,935
2019 Population By Race:				
	White	3,516	25,275	64,918
	Black	5,024	32,290	52,631
	Am. Indian & Alaskan	50	408	894
	Asian	366	1,368	2,503
	Hawaiian & Pacific Island	28	136	209
	Other	281	1,775	3,321
U.S. Armed Forces:		1	1,239	1,714
Households:				
	2024 Projection	3,951	26,836	55,033
	2019 Estimate	3,881	25,671	52,620
	2010 Census	4,154	23,597	48,229
	Growth 2019 - 2024	1.80%	4.54%	4.59%
	Growth 2010 - 2019	-6.57%	8.79%	9.10%
	Owner Occupied	759	9,245	24,924
	Renter Occupied	3,122	16,426	27,697
2019 Avg. Household Income		\$34,723	\$46,387	\$63,123
2019 Med. Household Income		\$25,204	\$29,848	\$39,273
2019 Households By Household Income:				
	<\$25,000	1,925	11,041	18,763
	\$25,000 - \$50,000	1,074	6,389	11,609
	\$50,000 - \$75,000	429	3,621	7,673
	\$75,000 - \$100,000	300	2,096	4,889
	\$100,000 - \$125,000	69	915	2,921
	\$125,000 - \$150,000	43	494	1,845
	\$150,000 - \$200,000	37	789	2,682
	\$200,000+	4	327	2,238



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