

2323 WHITESBURG DRIVE
HUNTSVILLE, ALABAMA

For Sale!!!



CHAPMAN COMMERCIAL



Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: 2323 WHITESBURG DRIVE
HUNTSVILLE, ALABAMA 35801

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 this property with over 3,000 SqFt office building on Whitesburg Drive within blocks of the Medical District! Wonderful office building on the high traffic and visibility of Whitesburg Drive and just blocks from the Huntsville Hospital Main Facility! Formerly an orthodontist office with 3,340 square feet of open floor plan, high ceilings and skylights. Plenty of storage (2nd floor), (2) Offices with personal baths, kitchen, lab rooms, nice waiting and reception areas.

This property is offered for sale at \$599,000.

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

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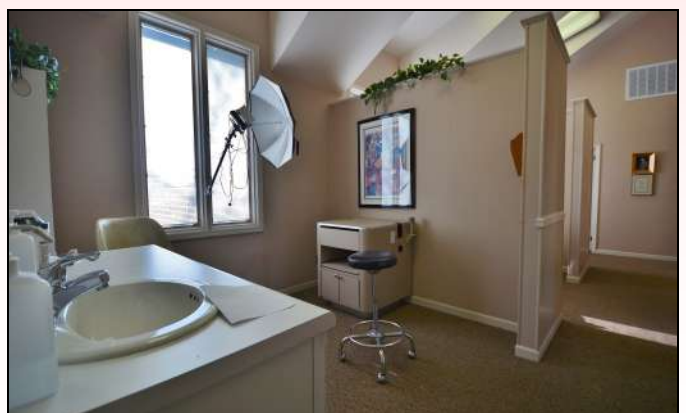
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PROPERTY SUMMARY

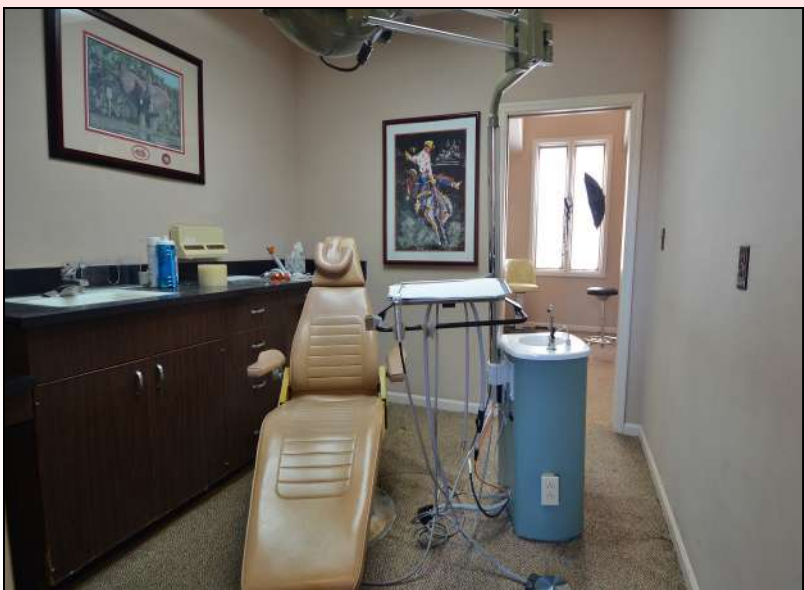
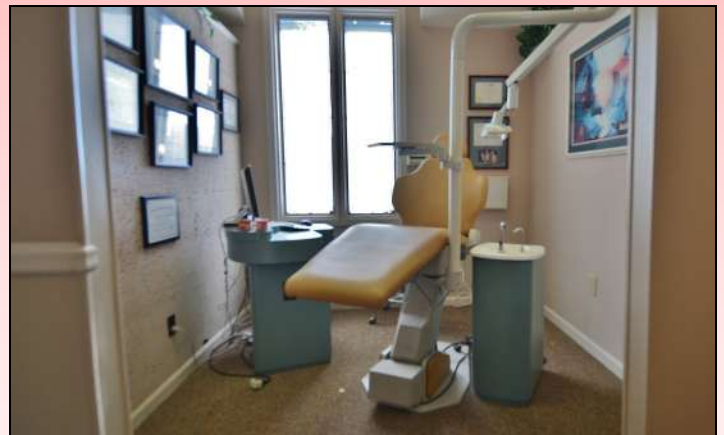
Total Acreage	N/A
Total Square Footage	3,340
Year Built	1972
Zoning:	C1 Neighborhood Business
Traffic Count (Per Day):	
Whitesburg Dr & Longwood Dr	17,500
Whitesburg Dr & Westmoreland Ave	17,098



PHOTOGRAPHS



PHOTOGRAPHS



PROPERTY LOCATION

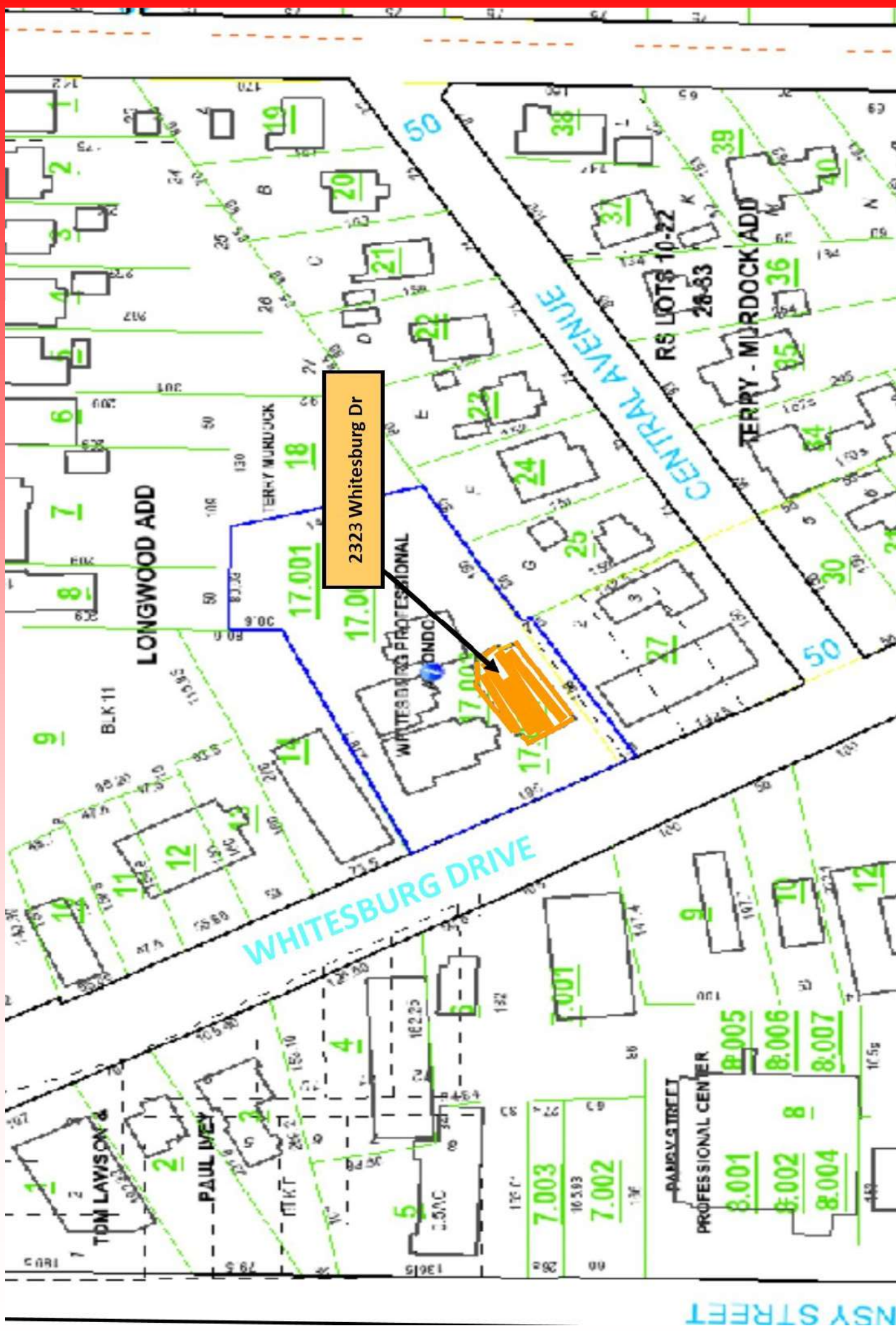


**HUNTSVILLE
HOSPITAL**

2323 Whitesburg Dr

Huntsville High School

PLAT MAP



DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	6,719	60,162	125,984
	2019 Estimate	6,453	57,859	120,989
	2010 Census	6,059	54,737	113,460
	Growth 2019 - 2024	4.12%	3.98%	4.13%
	Growth 2010 - 2019	6.68%	5.70%	6.64%
	2019 Population Hispanic Origin	110	5,027	9,598
2019 Population By Race:				
	White	6,047	40,822	73,533
	Black	187	14,243	40,982
	Am. Indian & Alaskan	26	405	909
	Asian	96	856	2,317
	Hawaiian & Pacific Island	0	76	167
	Other	96	1,455	3,082
U.S. Armed Forces:		0	6	1,593
Households:				
	2024 Projection	3,048	27,278	53,837
	2019 Estimate	2,934	26,234	51,727
	2010 Census	2,803	24,927	48,869
	Growth 2019 - 2024	3.89%	3.98%	4.08%
	Growth 2010 - 2019	4.67%	5.24%	5.85%
	Owner Occupied	2,371	12,954	25,606
	Renter Occupied	563	13,280	26,121
2019 Avg. Household Income		\$112,536	\$68,338	\$65,521
2019 Med. Household Income		\$80,799	\$38,406	\$40,487
2019 Households By Household Income:				
	<\$25,000	401	9,524	17,711
	\$25,000 - \$50,000	523	5,846	11,717
	\$50,000 - \$75,000	475	3,239	7,570
	\$75,000 - \$100,000	291	2,013	4,528
	\$100,000 - \$125,000	279	1,581	3,180
	\$125,000 - \$150,000	248	999	1,939
	\$150,000 - \$200,000	283	1,300	2,489



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