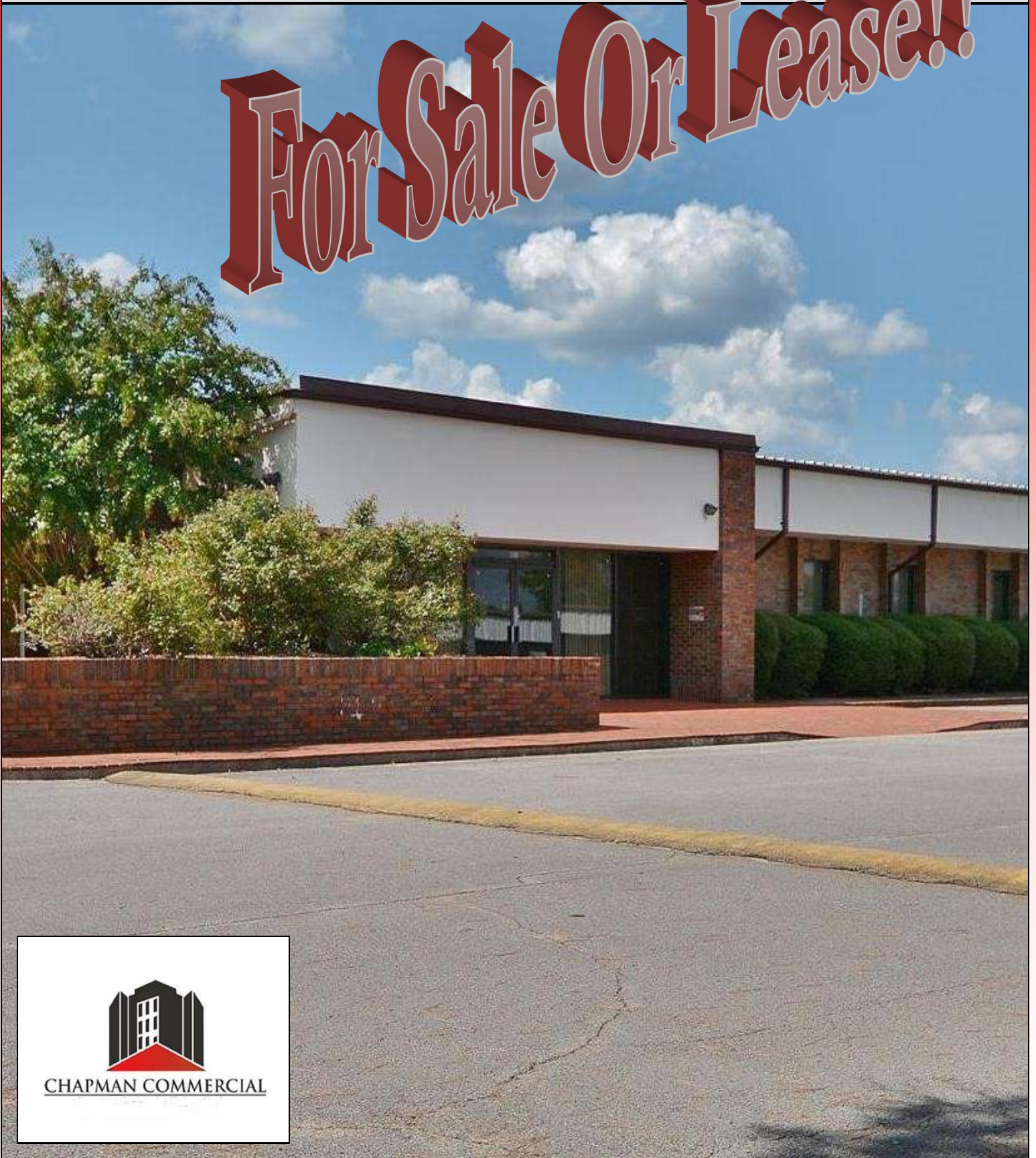


4912 RESEARCH DRIVE
HUNTSVILLE, ALABAMA

For Sale Or Lease!!



CHAPMAN COMMERCIAL



Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: 4912 RESEARCH BLVD.
HUNTSVILLE, ALABAMA 35805

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 40,000 square foot, Class "B" office space. Located on 4 acres with ample parking. Approximately 10 +/- Liebert's for your company's use in 2 large manufacturing areas. Loading dock and storage area. The property is located in Cummings Research Park, a short distance from the Redstone Arsenal military base and the upscale dining and shopping of Bridge Street Town Centre. Incredible growth potential from surrounding businesses and major industries.

This property is offered for sale at \$3,600,000 and for lease at \$12.00 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

<https://www.chapmancommercialrealty.com>

PROPERTY SUMMARY

Total Acreage	4
Total Square Footage	40,000
Year Built	1977
Class	B
Parking Spaces	121
Parking Ratio	3.02
Zoning:	CRP (Cummings Research Park)
Traffic Count (Per Day):	
Wynn Drive @ Research Blvd.	15,390



PHOTOGRAPHS

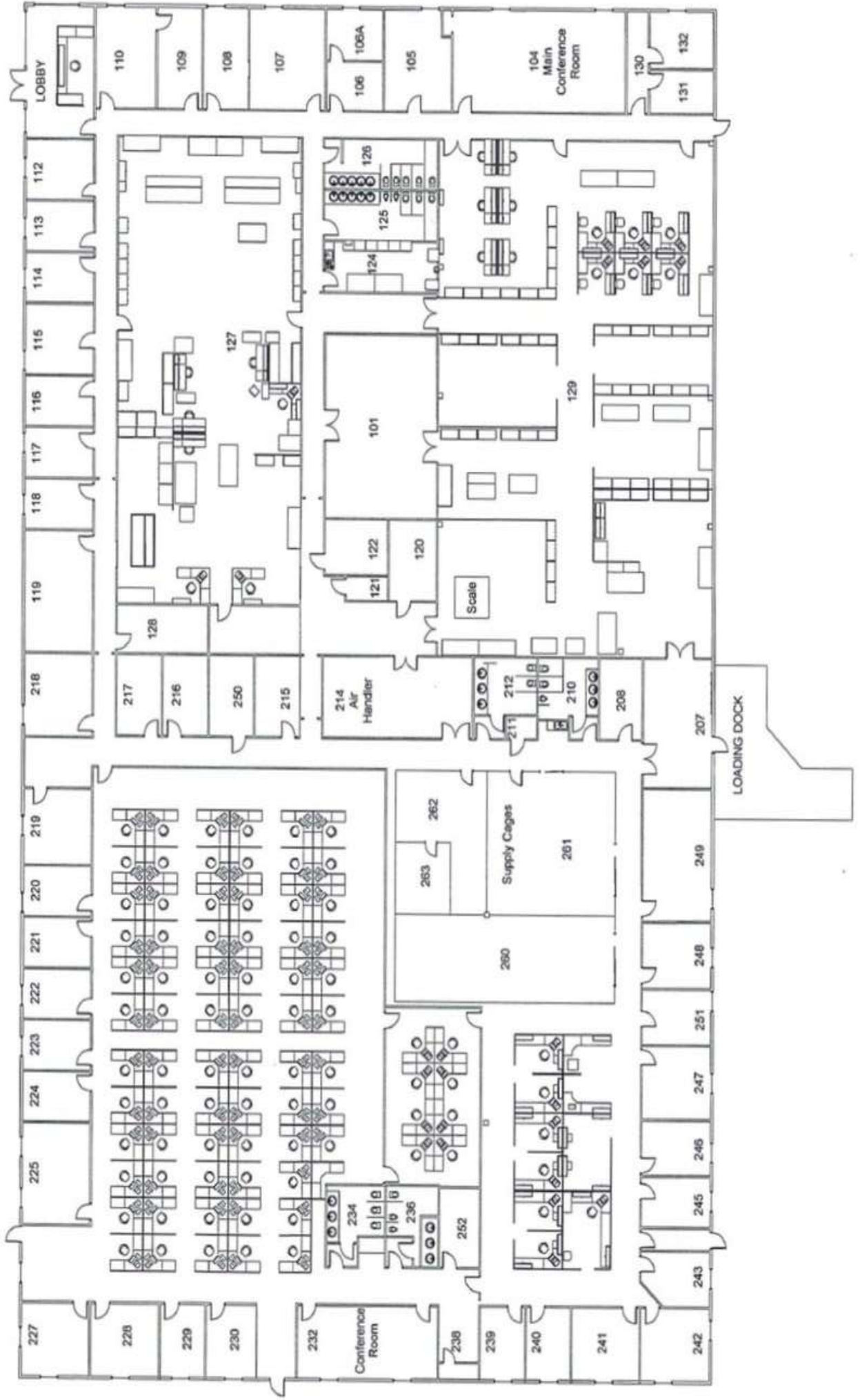
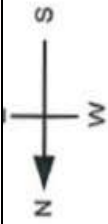


PHOTOGRAPHS



FLOOR PLAN

4912 Research Dr NW
Huntsville, AL 35805



PROPERTY LOCATION



DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	3,022	44,450	116,195
	2019 Estimate	2,963	42,769	111,758
	2010 Census	3,106	40,239	104,924
	Growth 2019 - 2024	1.99%	3.93%	3.97%
	Growth 2010 - 2019	-4.60%	6.29%	6.51%
	2019 Population Hispanic Origin	140	3,360	9,519
2019 Population By Race:				
	White	1,149	19,302	59,436
	Black	1,621	20,546	45,290
	Am. Indian & Alaskan	8	272	783
	Asian	87	1,293	2,976
	Hawaiian & Pacific Island	6	108	226
	Other	92	1,247	3,047
U.S. Armed Forces:		8	956	991
Households:				
	2024 Projection	1,597	19,113	48,669
	2019 Estimate	1,568	18,372	46,761
	2010 Census	1,660	17,256	43,812
	Growth 2019 - 2024	1.85%	4.03%	4.08%
	Growth 2010 - 2019	-5.54%	6.47%	6.73%
	Owner Occupied	287	7,055	22,739
	Renter Occupied	1,281	11,317	24,022
2019 Avg. Household Income		\$40,534	\$55,551	\$66,782
2019 Med. Household Income		\$28,425	\$36,805	\$41,487
2019 Households By Household Income:				
	<\$25,000	728	6,662	15,915
	\$25,000 - \$50,000	377	4,554	10,502
	\$50,000 - \$75,000	215	2,667	6,539
	\$75,000 - \$100,000	126	1,812	4,023
	\$100,000 - \$125,000	62	946	2,855
	\$125,000 - \$150,000	26	604	1,960
	\$150,000 - \$200,000	26	688	2,709
	\$200,000+	7	438	2,259



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