

400 GOVENORS 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: 400 GOVENORS 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 brick building located on the main boulevard of Huntsville's Medical District. It is 7,825 square feet, 2-stories and located on the high traffic/high visibility of Govenors Drive. Just a couple of blocks from the Huntsville Hospital. Zoned C-3 in the Hospital District. Incredible growth potential from surrounding businesses and services.

This property is offered for sale at \$1,250,000.

**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

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# PHOTOGRAPHS



# PROPERTY SUMMARY

<b>Total Acreage</b>	0.39
<b>Total Square Footage</b>	7,825
<b>Year Built</b>	1960
<b>Opportunity Zone</b>	Yes
<b>Parking Spaces</b>	25
<b>Parking Ratio</b>	3.19
<b>Zoning:</b>	C3/Medical District
<b>Traffic Count (Per Day):</b>	
<b>Govenors Dr.</b>	48,140





# RENDERINGS AND PLANS



Potential plans, for the above Rendering, can be provided upon request.



PROPERTY LOCATION





# DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
<b>Population:</b>				
	2024 Projection	8,133	66,561	123,581
	2019 Estimate	7,787	64,383	119,430
	2010 Census	7,107	62,521	115,369
	Growth 2019 - 2024	4.44%	3.38%	3.48%
	Growth 2010 - 2019	9.57%	2.98%	3.52%
	2019 Population Hispanic Origin	402	6,339	9,437
<b>2019 Population By Race:</b>				
	White	5,637	42,894	67,919
	Black	1,879	18,084	45,346
	Am. Indian & Alaskan	49	528	883
	Asian	49	1,133	2,135
	Hawaiian & Pacific Island	5	120	198
	Other	167	1,624	2,949
U.S. Armed Forces:		0	392	1,012
<b>Households:</b>				
	2024 Projection	3,524	28,924	52,756
	2019 Estimate	3,373	27,999	50,994
	2010 Census	3,092	27,429	49,523
	Growth 2019 - 2024	4.48%	3.30%	3.46%
	Growth 2010 - 2019	9.09%	2.08%	2.97%
	Owner Occupied	1,770	13,864	26,363
	Renter Occupied	1,604	14,134	24,631
<b>2019 Avg. Household Income</b>		<b>\$76,828</b>	<b>\$62,850</b>	<b>\$62,084</b>
<b>2019 Med. Household Income</b>		<b>\$43,194</b>	<b>\$35,247</b>	<b>\$38,155</b>
<b>2019 Households By Household Income:</b>				
	<\$25,000	1,229	10623	18,244
	\$25,000 - \$50,000	618	6,673	12,154
	\$50,000 - \$75,000	356	3,385	7,243
	\$75,000 - \$100,000	298	1,929	4,140
	\$100,000 - \$125,000	152	1,741	3,068
	\$125,000 - \$150,000	194	969	1,698
	\$150,000 - \$200,000	255	1,199	2,140
	\$200,000+	270	1482	2,306





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