

2313 WHITESBURG DRIVE
HUNTSVILLE, ALABAMA

For Sale Or Lease!!





Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: 2313 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 wonderful retail building on the high traffic and visibility of Whitesburg Drive and just blocks from the Huntsville Hospital Main Facility! 4,000 Square feet of open floor plan and high ceilings. Parking in rear of building. The front of the lot, the part containing the structure, is zoned C1 and the back parking area is zoned R1B.

This property is offered for sale at \$865,000 and for lease at \$16.50 per square foot annually.

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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PROPERTY SUMMARY

Total Acreage .41 Acres

Total Square Footage 4,000

Year Built 1970

Zoning: C1 Neighborhood Business
& R1B

Traffic Count (Per Day):

Whitesburg Dr & Longwood Dr 17,500

Whitesburg Dr & Westmoreland Ave 17,098



PHOTOGRAPHS



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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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