

# 8600 South Memorial Parkway

HUNTSVILLE, ALABAMA



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP

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THE PROPERTY IS EXCLUSIVELY BEING REPRESENTED BY:



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP

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# SITE SUMMARY & DEMOGRAPHICS

## 8600 South Memorial Parkway - HUNTSVILLE, AL

### LOCATION

8600 South Memorial Parkway  
Huntsville, AL 35802

**ASKING PRICE:** \$4,000,000

### PROPERTY PROFILE

Total Rentable Square Feet: Includes Multiple Buildings

Total Acres: Approx. 15.56 AC

Vehicles Per Day: 65,300 ± on South Parkway

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	5,704	38,781	87,573
<b>Households</b>	2,824	17,606	37,724
<b>Avg Household Income</b>	\$81,577	\$93,842	\$89,176
<b>Median Age</b>	48.5	47.2	42.3

### PROPERTY HIGHLIGHTS

- Property is in close proximity to upcoming South Huntsville developments including Hays Farm, the Sandra Moon Complex, Main Street South, and the new Grissom High School.
- Has frontage on Memorial Parkway SW with access drive to lighted intersection on Logan Drive behind Kroger.
- Site has warehouse and office building on property.
- Income on property through cell tower and fiber optic node.
- Front 2/3 of property is Light Industry Zoning; back 1/3 of property is R2A Zoning.
- Excellent signage opportunity and visibility along South Memorial Parkway.
- Great location with easy access to Redstone Arsenal.
- The area is supported by the South Huntsville Business Association. The organization will be hosting more local events in the neighborhood like concert nights, movies in the park, and other community gatherings.





### BEST USES - MULTI-FAMILY PROJECT OR OFFICE/WAREHOUSE DEVELOPMENT

8600 Memorial Parkway South can potentially be used for a number of concepts; however, due to its location and features the **best** use would be for a multi-family project or an office/warehouse development. A number of factors supports this assessment including:

#### Multi-Family Project

- South Huntsville is a growing area with an increasing number of young families moving to the neighborhood.
- The area has seen little multi-family development over the past 10 years.
- Site has great visibility and is in close proximity to schools, grocery, storage, etc.--all things that are in demand for multi-family.

#### Office/Warehouse Development

- Zoning is appropriate for warehouse/manufacturing uses.
- Site is close to Redstone Arsenal Gates.
- Ideal for a campus development similar to nearby Torch Technologies.



## ABOUT THE AREA

- South Huntsville is set to experience fast, substantial growth thanks to new businesses, developments, and a master plan in-the-works set to revitalize the neighborhood.
- Recently, an 850-acre development was announced that will transform the face of South Huntsville. Hay's Farm will include an entertainment district, nature preserve, homes, retail, restaurants, a dog park, sports fields, and nearly 6.5 miles of beautiful walking trails.
- In 2017, Huntsville's Grissom High School opened a new \$75-million facility in South Huntsville housed on a 65-acre campus. The introduction of the state-of-the-art academic building has drawn new business and residents to the area.
- The old Grissom High School location will be transformed into the Sandra Moon Community Complex, which will include a 39,000-square-foot-library complete with coffee shop.
- The South Huntsville Business Association has partnered with Main Street Alabama to improve the area, bring in additional jobs, and enhance the economy of this historic neighborhood.





TO REDSTONE ARSENAL GATE 1

COMING SOON!  
**HAYS FARM**  
HUNTSVILLE | AL  
*For generations to come.*

BENTON H. WILCOXON MUNICIPAL  
**ICE COMPLEX**

**LOCKHEED MARTIN**

**Torch**  
TECHNOLOGIES

**Hampton**  
by HILTON

**Hilton Garden Inn**



MAIN STREET SOUTH

**DRAKE'S**  
THE FRESH MARKET  
Publix

Michaels T.J. MAXX  
BABY BITE  
metro SURIN

**DOUBLE TREE**  
by Hilton

**Rossie's CANTINA** **COMPLETE DENTAL**  
**DONATOS** Every piece is important. **Blue CARP** Plates

ANGEL'S ISLAND  
COFFEE

**Kroger**



8600 SOUTH MEMORIAL PKWY

BBVA **Compass**

**Shell** **STAPLES**  
MAKE IT/GO HAPPEN

**STEAK-OUT**  
CHEF BROILED DELIVERS

**goodwill**

**THE HOME DEPOT**

**GRISSOM**

**Sam's CLUB**

**LOWE'S**

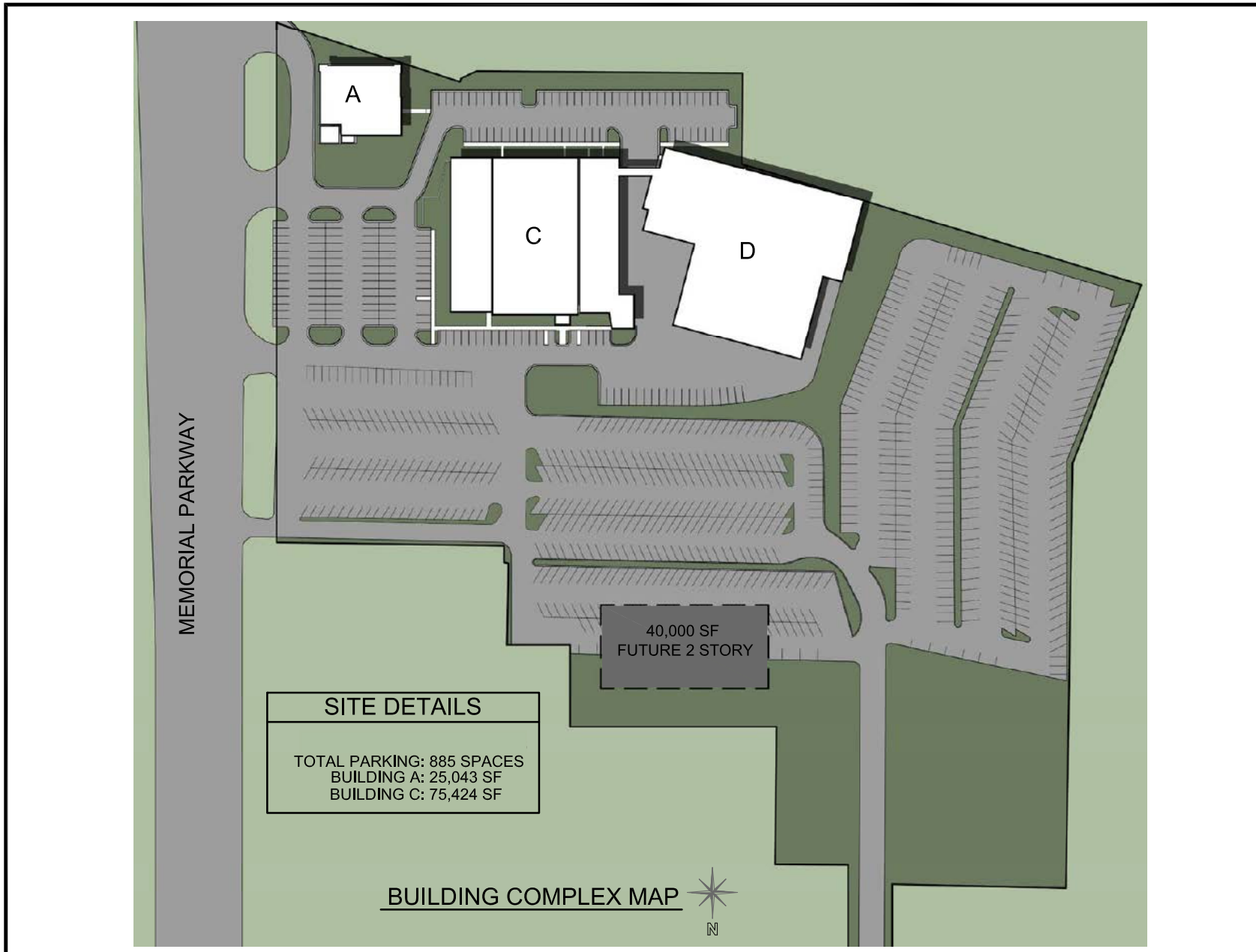
**DQ** **DUNKIN' DONUTS**  
**McDonald's** **REGIONS**

HUNNINGTON CENTER  
STATE FARM INSURANCE  
ALFA INSURANCE  
FIRE & SPICE  
BB&T  
Advance Auto Parts

**Arby's**

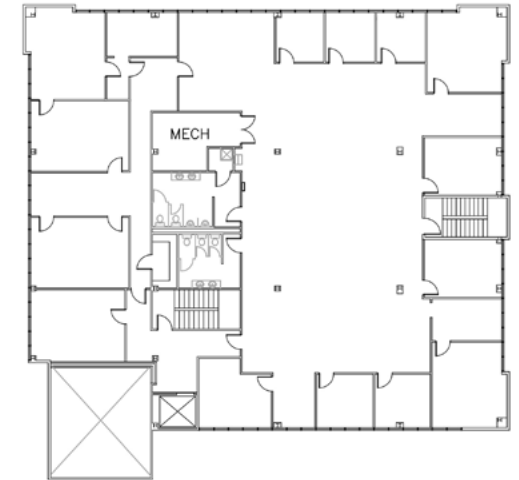
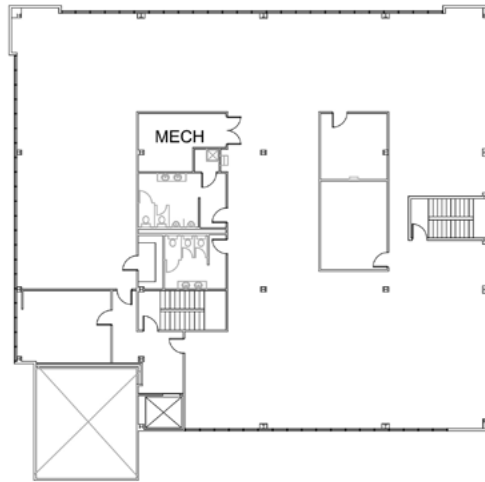
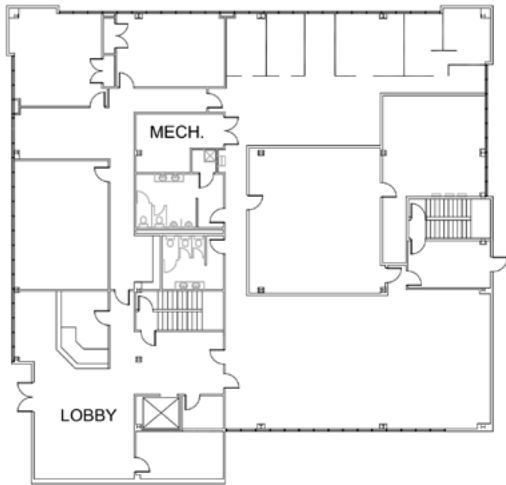
**Auto Zone**

CURRENT SITE PLAN  
8600 South Memorial Parkway - HUNTSVILLE, AL

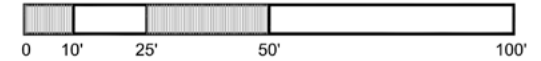
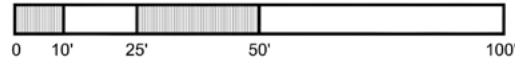
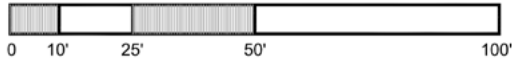


\*Rendering is NOT exact; shows approximate locations and sizes.

FLOOR PLANS - BUILDING A  
8600 South Memorial Parkway - HUNTSVILLE, AL



FIRST FLOOR PLAN-BUILDING "A" SECOND FLOOR PLAN-BUILDING "A" THIRD FLOOR PLAN-BUILDING "A"

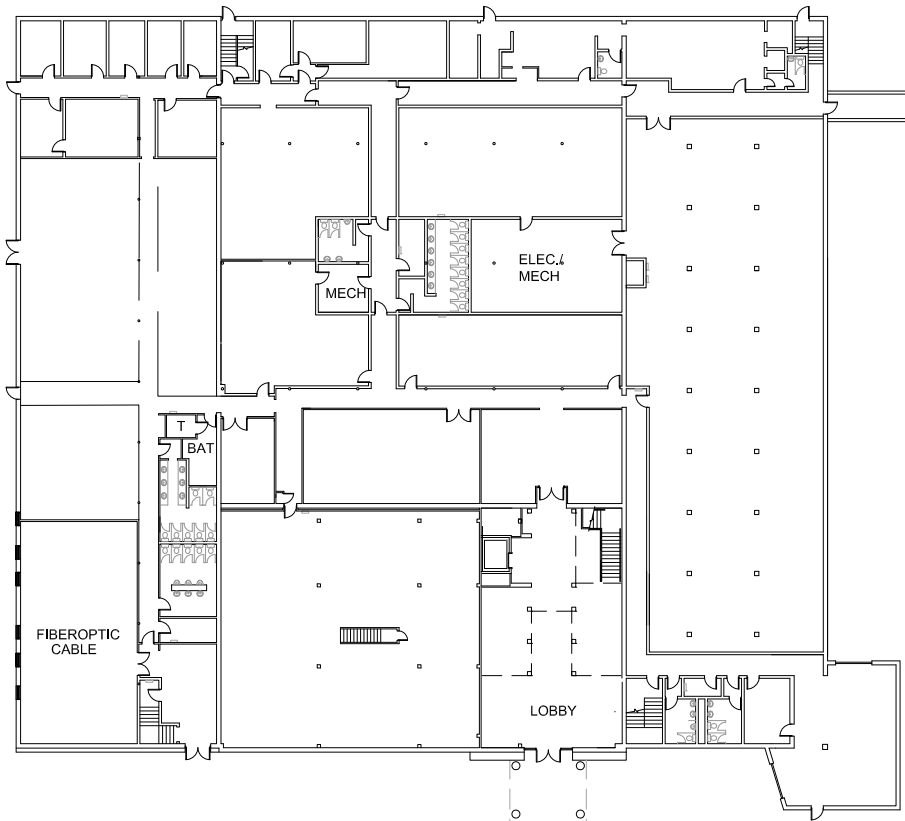


# FLOOR PLANS - 1st Floor - BUILDING C

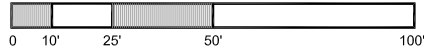
8600 South Memorial Parkway - HUNTSVILLE, AL



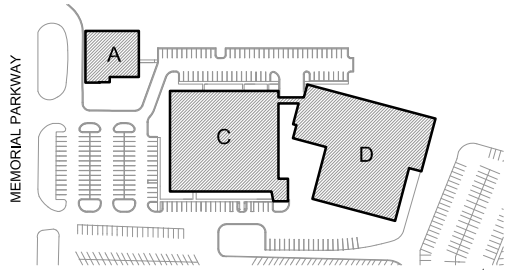
**NORTH ELEVATION-BUILDING "C"**



**FIRST FLOOR PLAN-BUILDING "C"**



BUILDING AREA
FIRST FLOOR: 37,712 SF
SECOND FLOOR: 37,712 SF
<hr/>
TOTAL AREA: 75,424 SF



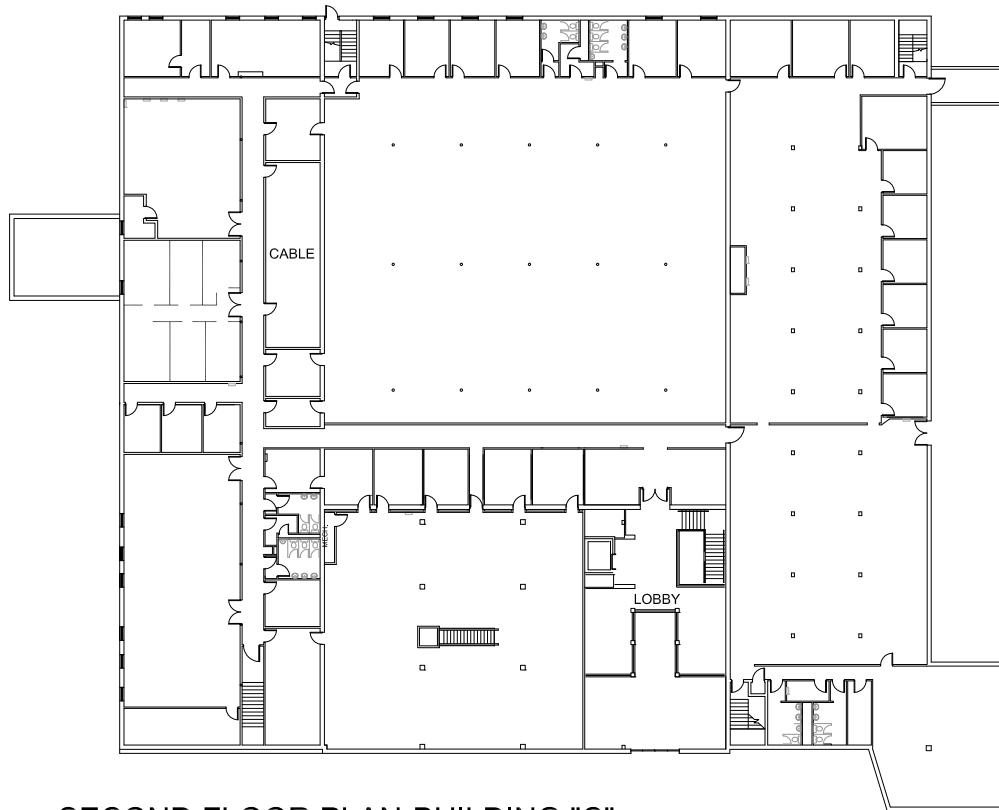
**BUILDING COMPLEX MAP**



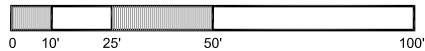
FLOOR PLANS - 2nd Floor - BUILDING C  
8600 South Memorial Parkway - HUNTSVILLE, AL



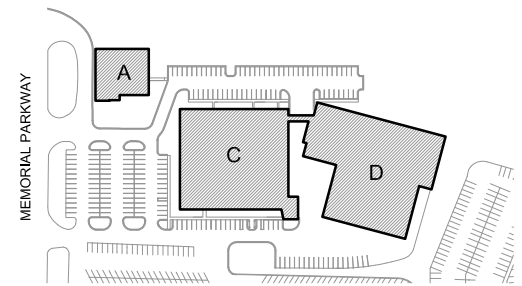
NORTH ELEVATION BUILDING "C"



SECOND FLOOR PLAN-BUILDING "C"



BUILDING AREA
FIRST FLOOR: 37,712 SF
SECOND FLOOR: 37,712 SF
<hr/> TOTAL AREA: 75,424 SF



BUILDING COMPLEX MAP



# PROPOSED OFFICE SITE PLAN

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