

# LEGACY MARKETPLACE - HUNTSVILLE, AL

## RETAIL SPACE FOR LEASE



### PROPERTY HIGHLIGHTS

- Abundant parking.
- Prime central suite location with prominent signage.
- Easy ingress and egress from both traffic directions via a newly completed median cut on Carl T. Jones Drive SE.
- Average household income over \$113,000 within a one mile radius of the site.
- End cap with drive-thru available.

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,512	35,525	88,254
Households	1,182	16,141	38,656
Avg Household Income	\$113,078	\$91,842	\$84,332
Avg Vehicles Per Day		25,400 ±	

### ABOUT THE PROPERTY

Located in southeast Huntsville's main retail hub, Legacy Marketplace is ideally situated across the street from Valley Bend, a 776,654 SF shopping center with a 99.4% occupancy rate, and in the heart of one of the most affluent, high-income neighborhoods in all of Alabama.

### LOCATION

2785 Carl T. Jones Drive  
Huntsville, AL 35805  
34.673405, -86.539443

### SPACE AVAILABLE

Up to 3,843 SF of Retail Space

### PRICE

Please Call For Pricing Information

**FOR MORE INFORMATION CALL**

256-536-8809



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP

# PROPERTY RETAIL MAP



## THE SOUTHEAST HUNTSVILLE TRADE AREA

The southeast Huntsville trade area includes: Jones Valley, Bailey Cove and Airport Road/Whitesburg Drive. Legacy Marketplace is one of the few retail sites in the state of Alabama that boasts an average annual household income of over \$115,195 within a one-mile radius. The surrounding retail sub-market is at nearly 98% occupancy. Several new developments within 1 mile of site include Legacy Apartments, a 496 unit upscale apartment complex slated for completion in 2014 and Lendon, a mixed-use development that will include nearly 60,000 sf of retail and 250 residential home sites.

## AREA HIGHLIGHTS

- Directly across from the site is Valley Bend, a Target-anchored, 750,000 square foot power center home to more than 50 shops and restaurants.
- One of the most affluent, high-income neighborhoods in the entire state of Alabama
- Several new developments within 1 mile of the site include Legacy Apartments, a 496 unit upscale apartment complex slated for completion in 2014 and Lendon, a mixed-use development that will include nearly 60,000 sf of retail and 250 residential home sites.
- The Jones Valley retail market is at nearly 100% occupancy.



**LEGACY NAILS**

TENANT - C  
300  
2,037 SF

TENANT - D  
400  
1,806 SF

UNDER  
LEASE

FIRE  
RISER  
402

