

# 3601 CCI DR - HUNTSVILLE, AL

## LAND FOR SALE



### PROPERTY HIGHLIGHTS

- Located at the entrance to two state-of-the-art medical facilities: The VA Outpatient Center and Clearview Cancer Institute.
- Site offers easy access to I-565 and is only minutes from Downtown Huntsville and the University of Alabama Huntsville.
- Situated in close proximity to a variety of shopping and dining opportunities.

### DEMOGRAPHICS

|                      | 3 Mile                 | 5 Mile   | 7 Mile   |
|----------------------|------------------------|----------|----------|
| Population           | 66,323                 | 120,870  | 170,781  |
| Households           | 28,632                 | 52,068   | 73,063   |
| Avg Household Income | \$45,193               | \$56,819 | \$69,968 |
| Avg Vehicles Per Day | 10,300 ± On Holmes Ave |          |          |

### ABOUT THE PROPERTY

This 5.47 acre property is conveniently located at the intersection of Holmes Avenue and Fourteenth Street and offers an easily accessible and highly visible location at the entrance to two of Huntsville's most prestigious medical facilities.

### LOCATION

3601 CCI Drive  
Huntsville, AL 35805  
34.727075, -86.620609

### SPACE AVAILABLE

5.47 AC Of Land

### PRICE

\$18.00/SF

FOR MORE INFORMATION:

James Proctor | Director of Land Services

📞 256-384-7609 ✉️ James@crunkletonassociates.com



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP

# PROPERTY LOCATION MAP



5.47 AC

VA OUTPATIENT CLINIC

CCI CLEARVIEW CANCER INSTITUTE  
*Hope. And the Science of Healing.*