



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP



5732 US-431 - Brownsboro, AL

This 18,000-square-foot space is ready to house unique retail, restaurants, cafes, fitness concepts, office space, and more. Located in the affluent golfing community, Hampton Cove, the site features excellent visibility from high-traffic Highway 431 and is near by a number of major retailers like Publix, Walmart, and Lowe's. This is a unique opportunity to join a thriving community and growing retail corridor.

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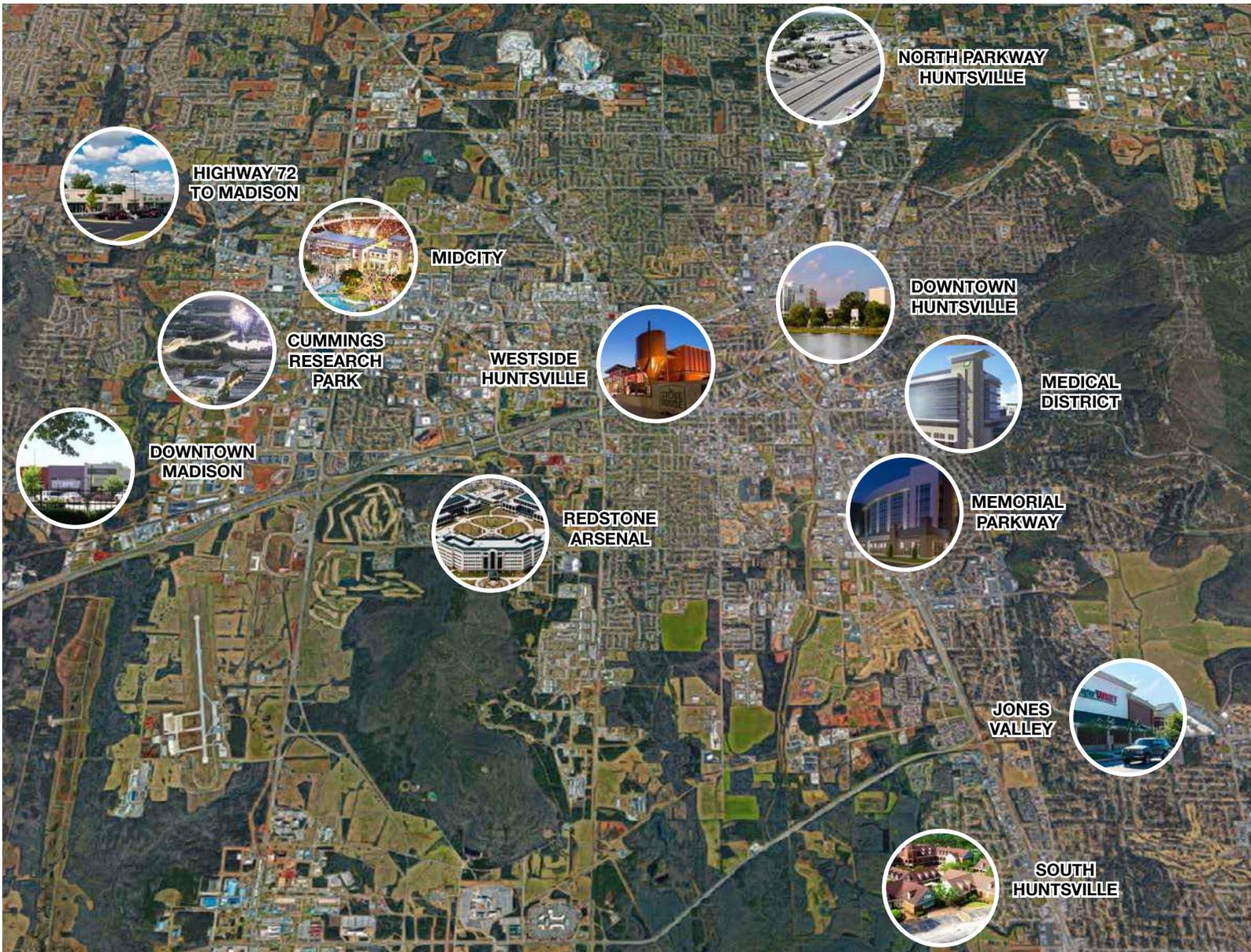
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WHY HUNTSVILLE?

"Huntsville strikes a perfect balance when it comes to offering big city amenities and maintaining its small-town vibe. There's access to award-winning restaurants, museums, beautiful parks, and much more. But, you always feel as if you are surrounded by a close-knit community. Talented local artists, innovators, entrepreneurs, and visionaries continue to make the city an exciting place to live by working closely together and sharing their passions. It's a delicate balance to keep, but Huntsville does it well." - Liveability.com



U.S. Census population estimates indicate Huntsville will be the largest city in Alabama by 2025.



One of the Top 30 fastest growing major metros in the country and maintains a low unemployment rate of 4% as of 2019.



Madison County's 3.4 million tourists pumped a record-breaking \$1.4 billion into the local economy in 2018.

WE'RE GROWING!



\$1.6 BILLION PLANT
4,000 NEW JOBS



\$140 MILLION PLANT



SPEEDS UP TO
1GB PER SECOND



\$750 MILLION
DATA CENTER



\$50 MILLION
EXPANSION
4,000 NEW JOBS

01

Mazda-Toyota selected Huntsville for its landmark automotive manufacturing facility and invested \$1.6 billion toward the project with equal funding contributions.

02

Huntsville has one of the highest percentages of people with college degrees in the U.S. – more than one out of every three adults has one.

03

Several well-known restaurants have their top-performing locations in Huntsville.

04

Second largest MSA in the state of Alabama with over 449,720 people.

05

#1 Tech Employment Growth in U.S. - 309%.



FUN FACT: In 2018-19, the U.S. Space & Rocket Center was the #1 most-frequented tourist destination in Alabama with over 849,000 visitors. It was recently voted one of TIME MAGAZINE'S "Coolest Places In The World To Visit".



Hampton Cove is a gorgeous residential neighborhood that features more than 2,800 acres of homes, lakes, community spaces, and retail.



The Hampton Cove submarket is experiencing unprecedented growth. Currently, it has 21 established residential subdivisions and many more are planned or in progress.



A 54-hole golf facility, Robert Trent Jones Golf Trail offers beautiful scenery of the Hampton Cove area, along with river views.



Hampton Cove prides itself in being a scenic destination. The area includes a waterfall entryway, and numerous lakes, outdoor trails, and activities.



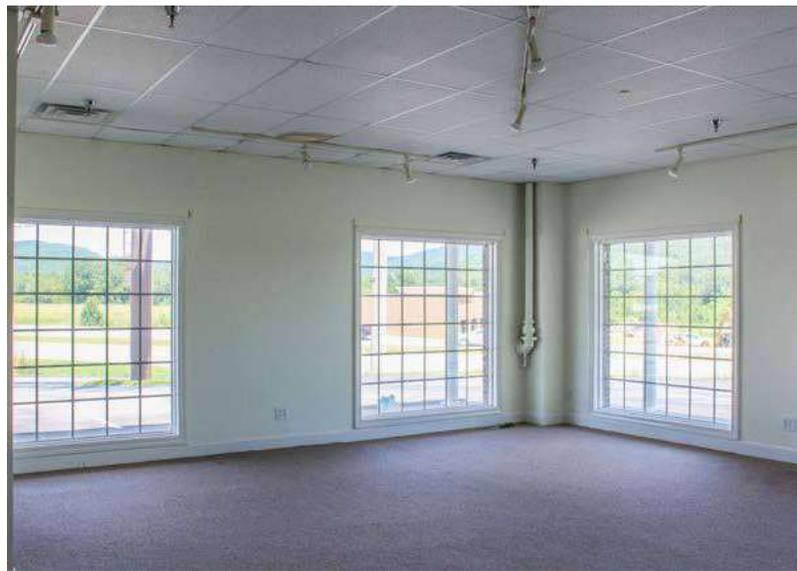
Hampton Cove is a high traffic and widely visited community. Each day, commuters from Guntersville, Grant, and New Hope travel to and from work by passing through.



NEIGHBORHOOD: HAMPTON COVE

Hampton Cove is an established community that's located on the foothills of the Appalachian Mountains. It features numerous outdoor parks, playgrounds, nature trails, shops, restaurants, and businesses. It's also home to Hays Nature Preserve that features over 10 miles of trails and greenways that follow Flint River. Hampton Cove is a well-known golfing community with locals and tourists alike visiting its many award-winning golf facilities and country clubs.

5732 US - 431



PROPERTY HIGHLIGHTS

- No interior load-bearing walls—space can be cleared out.
- Site has clear heights of 13-15 feet.
- Includes former restaurant space complete with necessary infrastructure.
- Site can be divided into separate shops or can be leased in its entirety (18,000 SF).
- Has easy access to Highway 431 and is a short drive from Downtown Huntsville and the Jones Valley area.
- Good ingress/egress.
- Plenty of parking on-site.
- Located in Hampton Cove, one of the most scenic communities in the Madison County area.
- Property is nearby numerous residential communities.

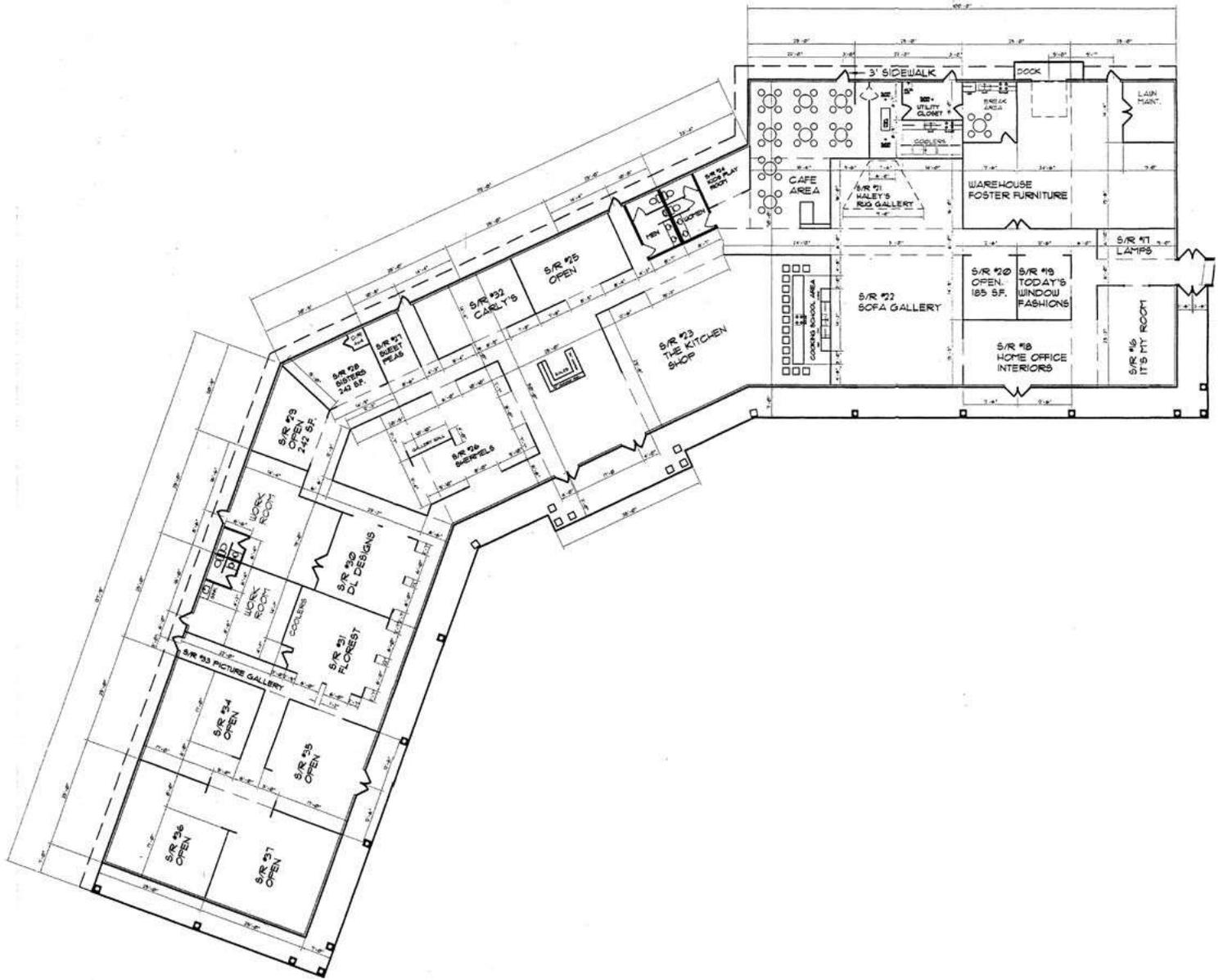
DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	15,515	61,048	207,002
Households	6,070	26,309	86,295
Avg Income	\$151,351	\$120,870	\$86,295
Avg Vehicles Per Day	27,130 ± On HWY 431		

DEMOGRAPHICS - DRIVE TIME

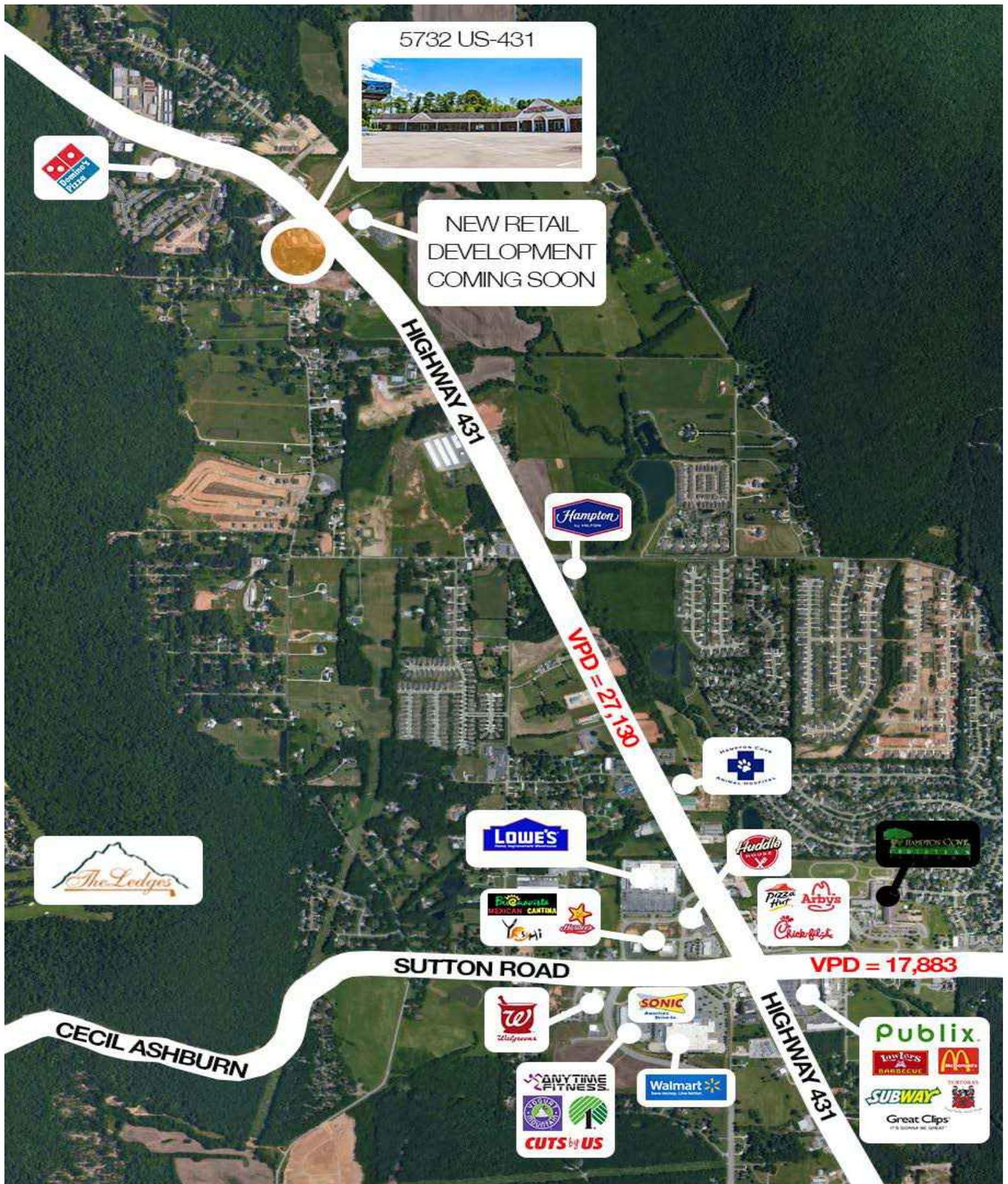
	5 min	10 min	15 min
Population	5,100	29,393	105,028
Households	1,962	11,791	45,506
Avg Income	\$146,227	\$136,203	\$91,540

TOTAL - 18,000 SF

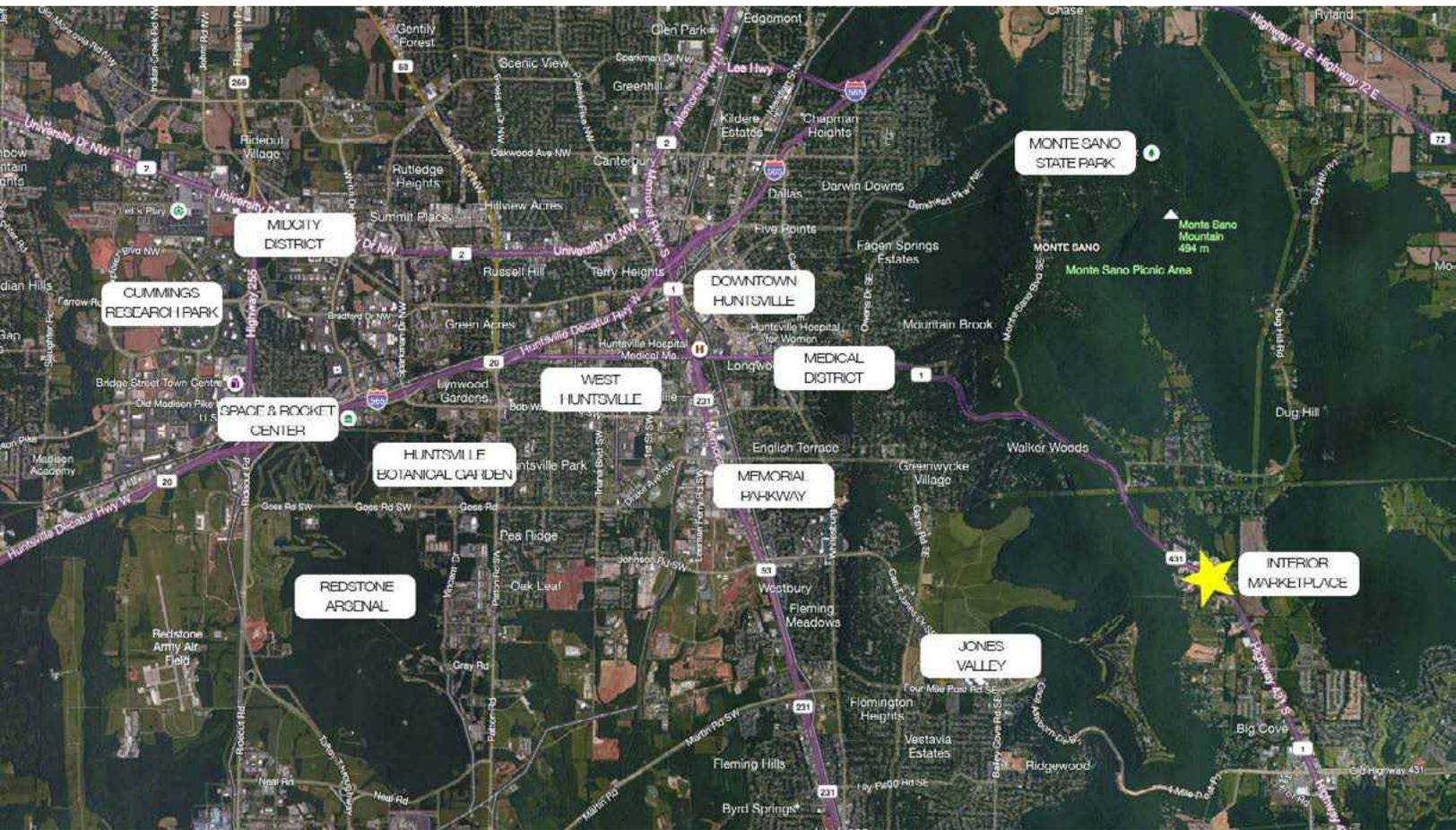


HIGHWAY 431

HIGHWAY 431



AREA MAP - ZOOMED IN



AREA MAP - ZOOMED OUT



PROPERTY PHOTOS



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WANT MORE INFORMATION?

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