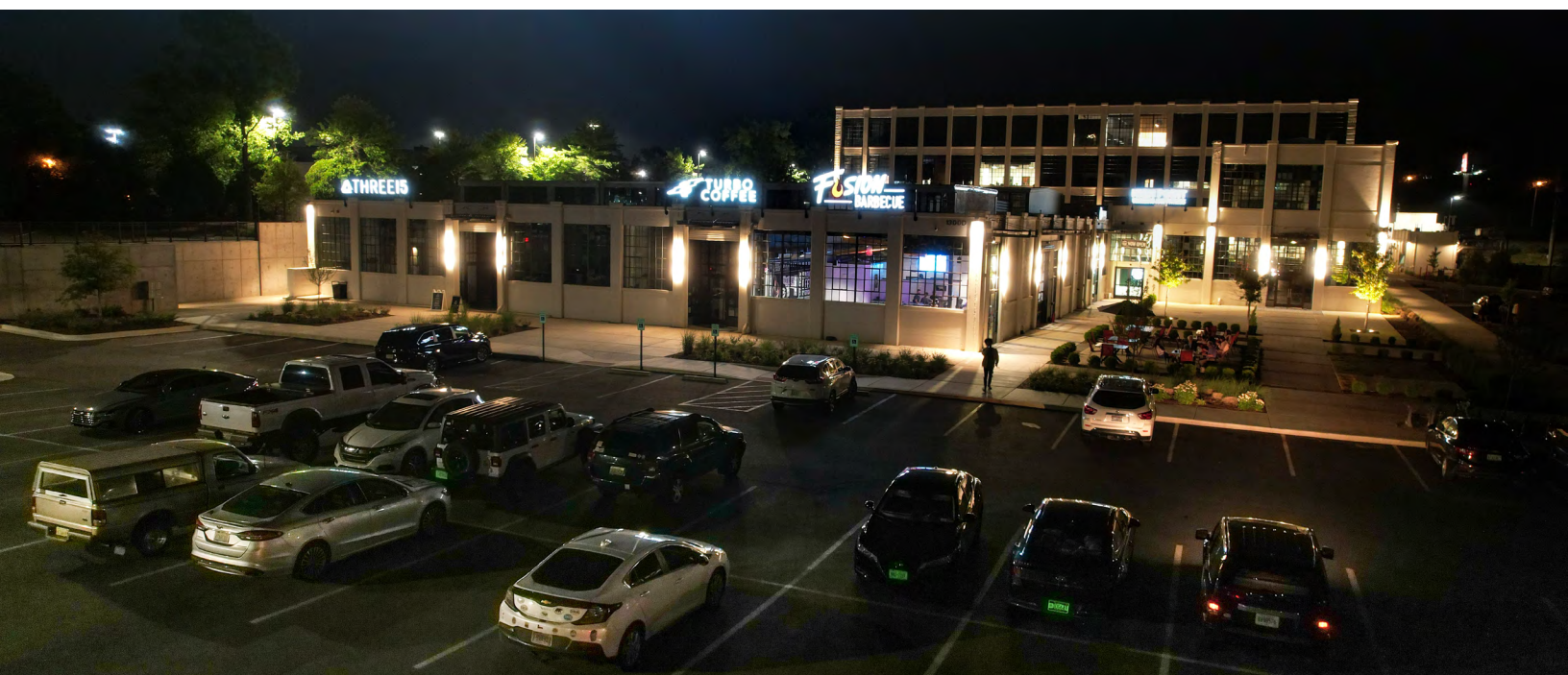


LINCOLN^{MILL}



LINCOLN MILL - RETAIL

Lincoln Mill is a historic 205,000-square-foot facility that was transformed into a premier Huntsville destination with office, retail, and food & beverage. Lincoln Mill has become a sought-after destination for businesses looking to relocate to a place that offers modern amenities, convenient dining, and after-work entertainment. The development is located on the growing Meridian Street corridor that already features some of the city's most popular and unique retailers.

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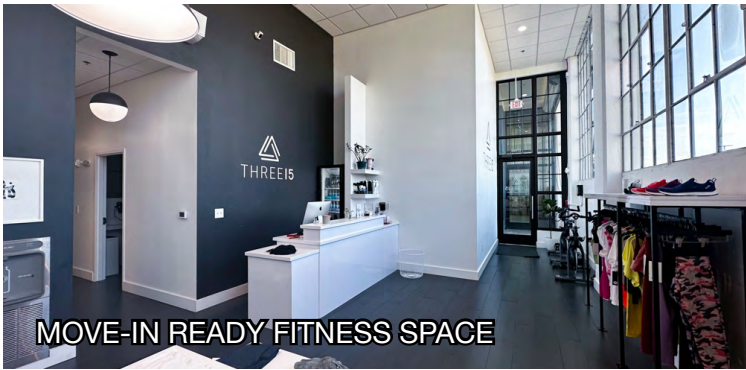
WEBSITE: www.crunkletonassociates.com



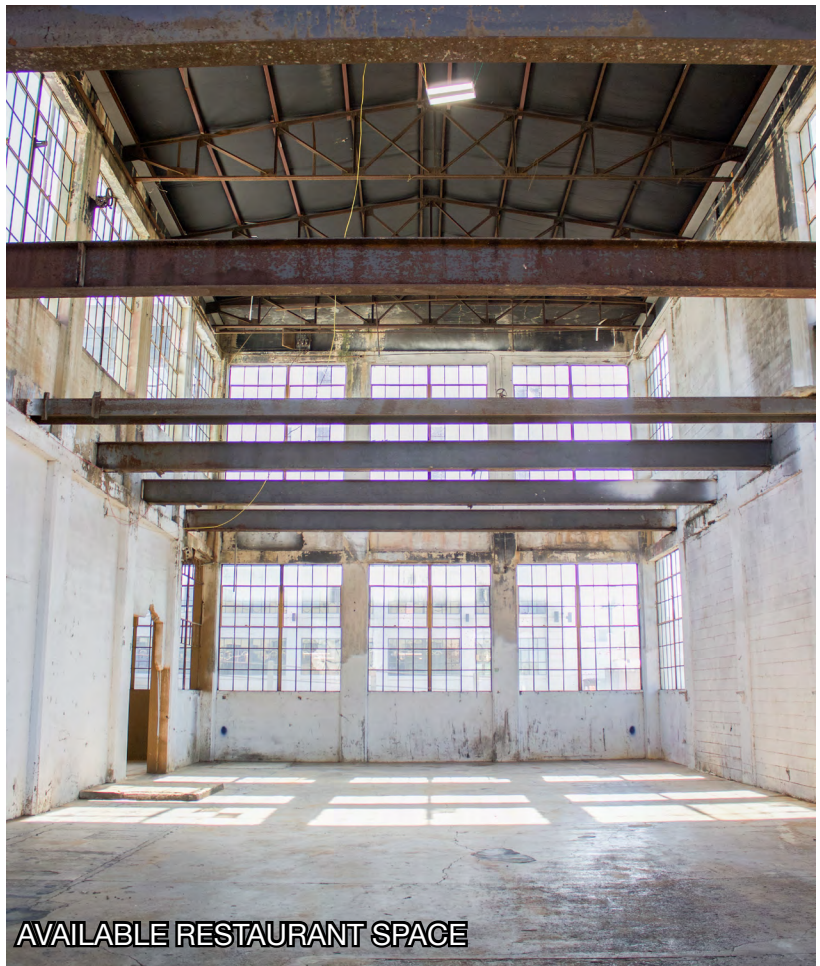
MOVE-IN READY FITNESS SPACE



AVAILABLE RESTAURANT SPACE



MOVE-IN READY FITNESS SPACE



AVAILABLE RESTAURANT SPACE



MOVE-IN READY FITNESS SPACE

PHOTOS OF DYE HOUSE



GLS KITCHEN + BATH



TURBO COFFEE



IRONTRIBE FITNESS



FUSION BBQ



HIGH POINT CLIMBING AND FITNESS

INSIDE THE DYE HOUSE

LINCOLN MILL



PROPERTY HIGHLIGHTS

Lincoln Mill is a historic 205,000-square-foot facility that was transformed into a premier Huntsville destination with office, retail, and food & beverage. The development is located on the growing Meridian Street corridor that already features some of the city's most popular and unique retailers.

- Lincoln Mill underwent a major redevelopment that transformed the property into a thriving office campus complete with modern amenities like food/beverage concepts, retail, and fitness concepts.
- The Dye House serves as the campus' retail hub where the crowds from Downtown Huntsville and the many on-site employees can eat, drink, relax, and workout. Current tenants include: Turbo Coffee; Fusion BBQ; GLS Kitchen + Bath; and High Point Climbing.
- Property has easy Exit to I-565 via Oakwood Avenue (the city's main thoroughfare) and quick access to Highway 72.
- The Meridian Street corridor is known for its high-end local shops that provide quality home furnishings, antiques, handmade goods, one-of-a-kind gifts, and more. Lincoln Mill will continue the trend of bringing sought-after retail to the area that supports its existing businesses with synergy and foot traffic.
- Located next to the Lincoln Mill Commissary building that houses Preservation Company, Holtz Leather, and L'Etoile Patisserie.
- Site is adjacent to the Lofts at Dallas Mill apartments, a property with 148 luxury apartment units.
- The site is less than a mile (only 5 minutes) from Downtown Huntsville's center, which includes numerous businesses, shops, and restaurants.
- Property is in close proximity to more than 1,000 hotel rooms and several destination shopping developments.



The area has a dedicated entity focused on revitalization, growth, and improvement of the neighborhood!

A multi-purpose event, conference, and show complex that hosts local to international entertainment to over 800,000 people each year.

Home to a nationally accredited museum that has an estimated 55,000 guests each year, not including events.

Within 5-miles of Downtown Huntsville, there are more than 118,000 households and more than 60,000 within 3-miles of Lincoln Mill.

Downtown Huntsville currently has more than 1,000 hotel rooms (current and planned), along with more than 1,000 apartment units.



SPACE TO INNOVATE

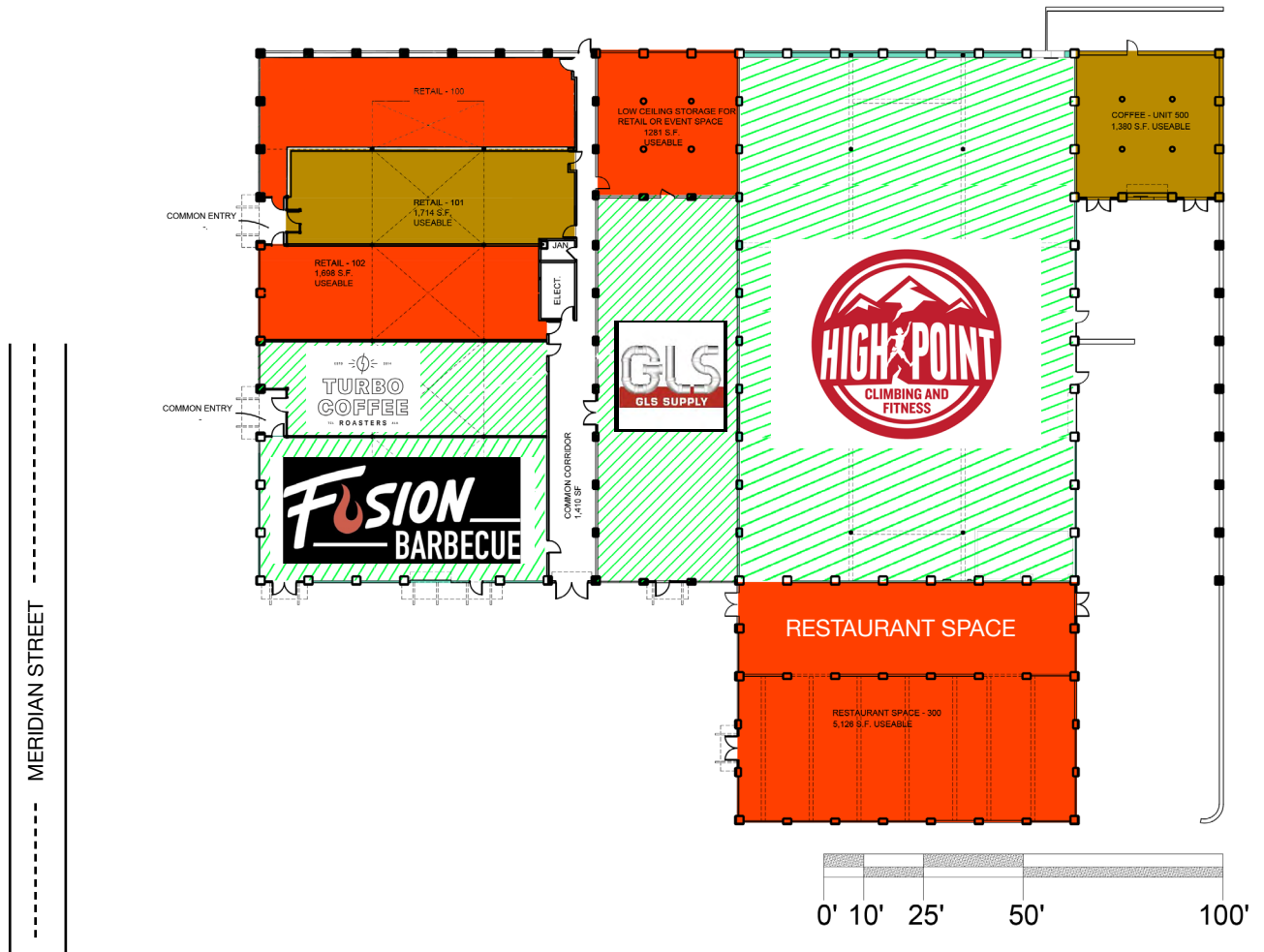
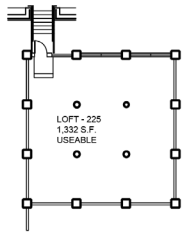


HUNTSVILLE
Museum of Art



NEIGHBORHOOD: DOWNTOWN HUNTSVILLE

Downtown Huntsville is the city's epicenter for business, luxury living, dining, retail, entertainment, and nightlife. Home to more than 1.4K businesses, this neighborhood is a hub for gatherings, city attractions, and annual events. Several new projects are also in the works that will enhance tourism and further improve the area including new hotels, developments, and entertainment concepts.

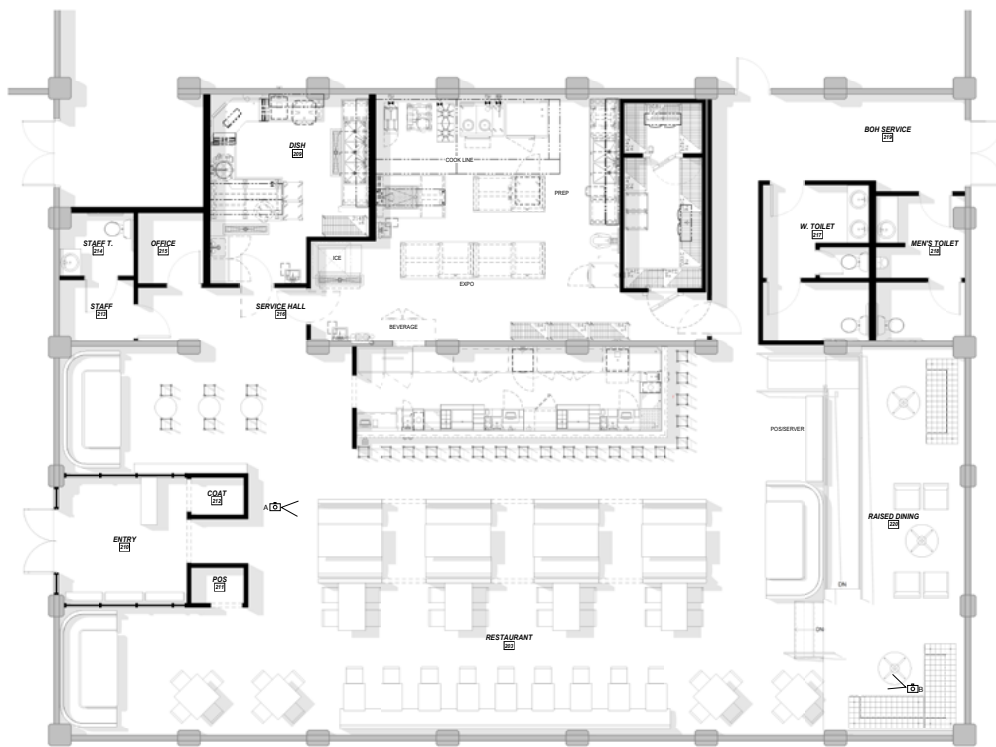


SUITE BREAKDOWNS

FUSION BBQ	2,646 SF	GLS KITCHEN + BATH	3,413 SF
TURBO COFFEE	1,654 SF	UPSTAIRS LOFT - UNIT 225	1,332 SF
RETAIL UNIT 102	1,698 SF	ANCHOR RESTAURANT - UNIT 300	5,126 SF
RETAIL UNIT 101	1,714 SF	RETAIL - UNIT 500	1,380 SF
RETAIL UNIT 100	2,083 SF	HIGH POINT CLIMBING	11,261 SF

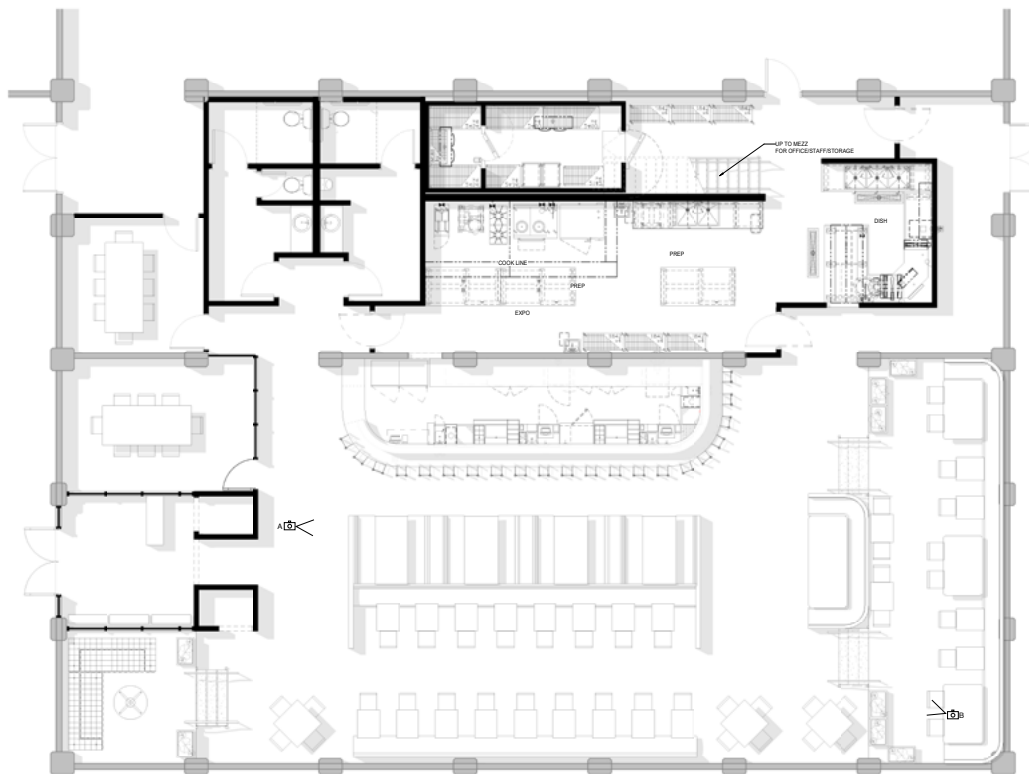
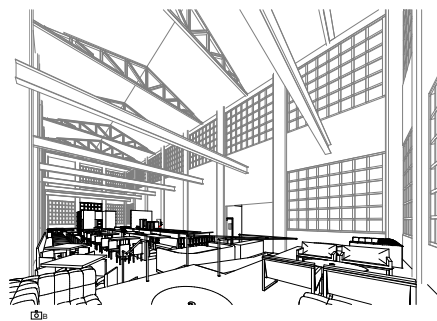
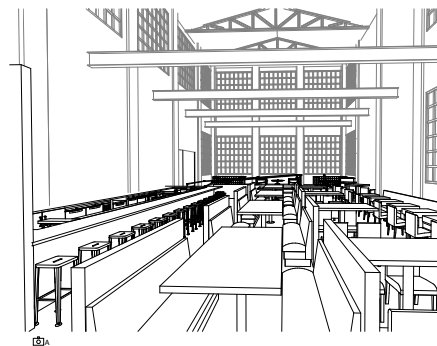
DYE HOUSE FLOOR PLAN





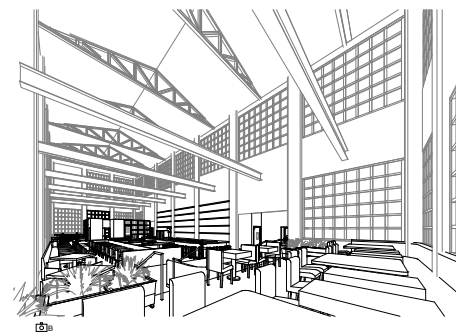
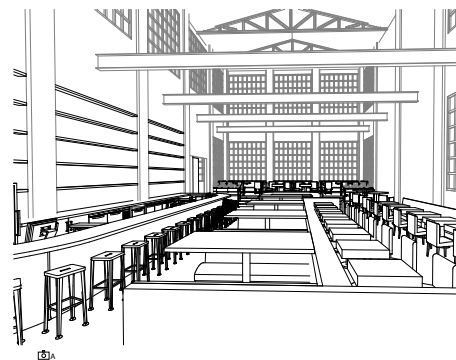
TOTAL SEAT COUNT: 117
BAR: 19

RESTAURANT OPTION A



TOTAL SEAT COUNT: 141
BAR: 21
PRIVATE: 16

RESTAURANT OPTION C





AREA MAP

NEARBY HOTELS & APARTMENTS

Lincoln Mill is near several hotels in the Downtown Huntsville area of various sizes and price ranges from high-end boutiques to economy options.

Records indicate that Downtown Huntsville's hotels have an **average occupancy rate of 77-86%**.

This translates into more traffic for your business. Below is a breakdown of current, new, and coming hotels.

HOTELS: NUMBER OF GUEST ROOMS

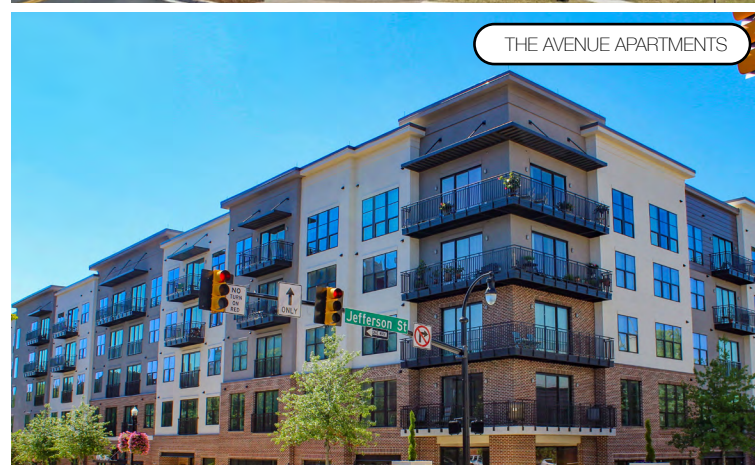
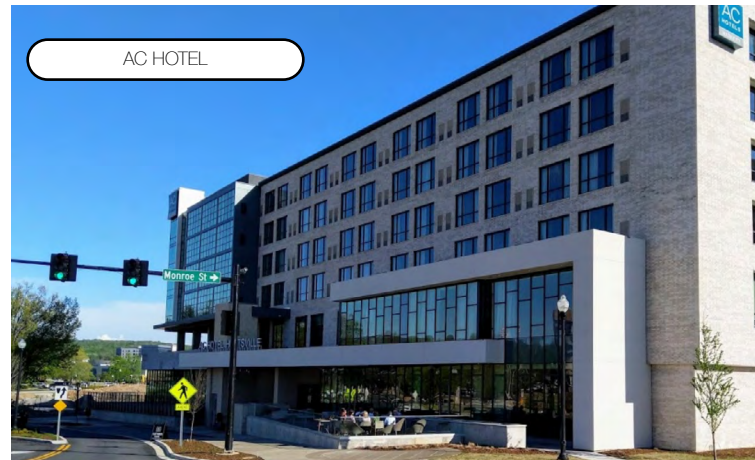
Springhill Suites	149
Embassy Suites	295
AC Hotel	120
106 Jefferson Hotel	117
Autograph Hotel	187 (Coming Soon)
Homewood Suites	101
Hampton Inn & Suites	150
TOTAL	1,119

APARTMENTS: NUMBER OF ROOMS

The Avenue	197
Belk Hudson Lofts	75
The Artisan	246
Constellation	218
CityCentre	277
Front Row	545
Lofts at Dallas Mill	148
The Stella	351
TOTAL	2,057

NEARBY RETAIL DEVELOPMENTS

The Avenue Retail
The Garage at Clinton Row
Clinton Row Shops
127 Holmes
Twickenham Square
Greene Street Parking Deck
225 Holmes
City Centre
Huntsville Spine & Orthopedic Tower



ABOUT HUNTSVILLE



HUNTSVILLE, AL
#1 BEST PLACE TO LIVE 2022-2023



\$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



LARGEST CITY IN ALABAMA

In 2021, Huntsville overtook Birmingham as the largest city in Alabama with an estimated population of 215,006.

HOME TO MAJOR BUSINESSES

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

HIGHLY EDUCATED POPULATION

Huntsville has one of the highest percentages of people with college degrees in the U.S. – more

HIGH-PERFORMING RESTAURANTS

Several well-known restaurants have their top-performing locations

ALWAYS INNOVATING

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

[illegible]



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

WANT MORE INFORMATION?

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