

The Foundry - HUNTSVILLE, AL

RETAIL SPACE FOR LEASE AT NEW
WEST HUNTSVILLE DEVELOPMENT - THE FOUNDRY!



THE
Foundry

"The Foundry" is a planned mixed-use development that is adjacent to ~50,000 SF of office space, ~10,000 SF of retail/restaurant space, and 342 multifamily units, inclusive of 14 rentable townhomes.



PROPERTY HIGHLIGHTS

- Estimated delivery date for space is: Q3 2022.
- Opportunity for signage on Governors Drive, building storefront signage, and monument signage.
- Tenant A will have its own dedicated outdoor courtyard, making it ideal for a cafe/coffeehouse concept.
- Highly visible on high-traffic Governors Drive.
- Plenty of on-site parking, including cross-parking with "The Range"—the site's sister property that features approximately 50,000 square feet of office space.
- Tenant A has 22' ceiling heights; Tenant B has 22' at the entrance and 11' throughout the space.
- Signalized traffic stop on Governors Dr. and 14th Street for convenient ingress/egress.
- Property is adjacent to the high-profile Stovehouse development, home to numerous local restaurants, outdoor food garden, wine bar, live music/events, fitness studios, coffee shop, outdoor games, and other leisure activities.

LOCATION

Governors Drive & 14th Street
Huntsville, AL 35801
34.720948, -86.617316

SPACE AVAILABLE

Tenant A - 2,245 ± SF
Tenant B - 2,409 ± SF

PRICE

Please Call For Pricing Information

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,971	65,065	122,246
Households	4,389	28,616	54,138
Avg Vehicles Per Day	28,679 ± On Governors Drive		

FOR MORE INFORMATION CALL

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CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

PROPERTY RETAIL MAP





OFFICE Building A	3 Levels 49,000 SF +/-	MULTI-FAMILY FLATS Building C,D,E	271 Units +/-	RETAIL Building I	5,500 SF +/-
MIXED USE Building B	4,300 SF +/- - RETAIL 6 Live/Work Units 51 Stacked Flats Units	TOWNHOMES Building F,G,H	14 Units +/-	PARKING Total	676 Spaces +/-

