

The Foundry- HUNTSVILLE, AL

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



"The Foundry" is a planned mixed-use development that is adjacent to ~50,000 SF of office space, and includes ~40,000 SF of retail/restaurant space, 328 multifamily units, and 14 rentable townhomes.



PROPERTY HIGHLIGHTS

- Located at entryway of development along major thoroughfare with high traffic counts: 28,679 vehicles per day.
- Multiple signage opportunities along high-traffic Governors Drive.
- Designated retail parking totaling 13/1,000 SF, plus overflow parking opportunities.
- Includes outdoor patio seating with multiple roll-up doors.
- Accessible from signalized traffic stop on Governors Dr.
- Located next to the planned Food City grocery store.
- 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.
- Inside entertainment district.
- Walkable community via 10 ft. wide illuminated sidewalk along Governors Drive.

LOCATION

3700 Governors Dr SW,
Huntsville, AL 35805
34.720948, -86.617316

SPACE AVAILABLE - CAN BE DEMISED INTO TWO TENANTS

BUILDING I - 2,176 - 5,778 SF
(See floor plan options.)

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		
Avg Vehicles Per Day	96,756 ± I-565		

FOR MORE INFORMATION CALL

Anusha Alapati Davis
256-384-7608
anusha@crunkletonassociates.com

Wesley Crunkleton, CPM
256-536-8809
wesley@crunkletonassociates.com



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

PROPERTY RETAIL MAP



RETAIL SPACE BREAKDOWN

AVAILABLE SPACES AND SIZES INDICATED BELOW

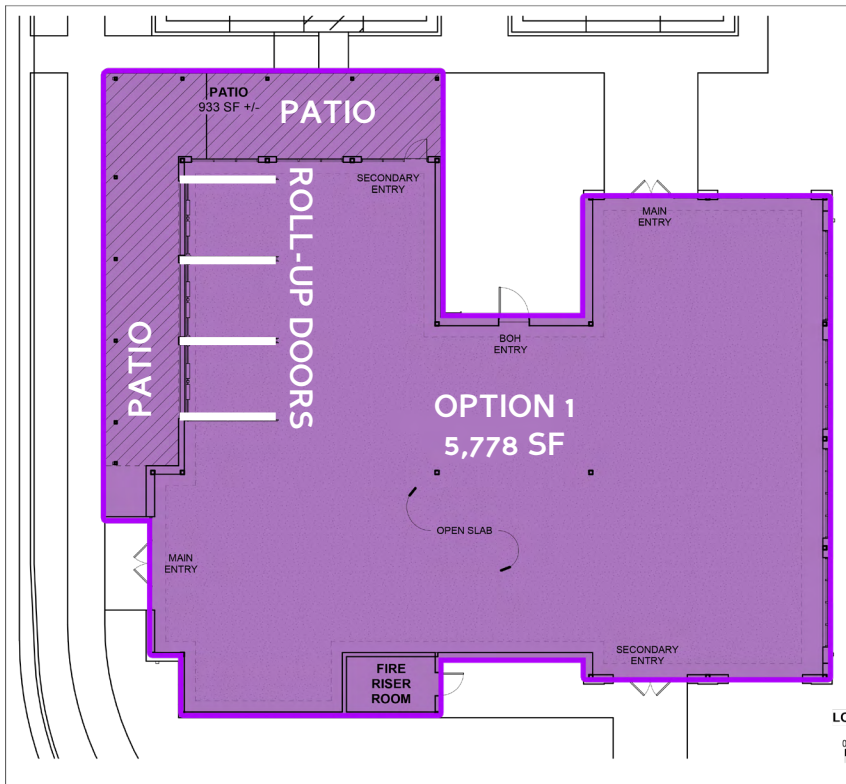


OFFICE	Building A	3 Levels	49,000 SF +/-
MIXED USE	Building B	6 Live/Work Units	4,300 SF +/- RETAIL
		51 Stacked Flats Units	

MULTI-FAMILY FLATS	Building C,D,E	271 Units
TOWNHOMES	Building F,G,H	14 Units
RETAIL	Building I	5,500 SF +/-
PARKING	Total	676 Spaces

MAINTAINANCE SHED	Building J	
PRIVATE GARGAES	Building K, L & M	20 Units
PARKING	Total	676 Spaces

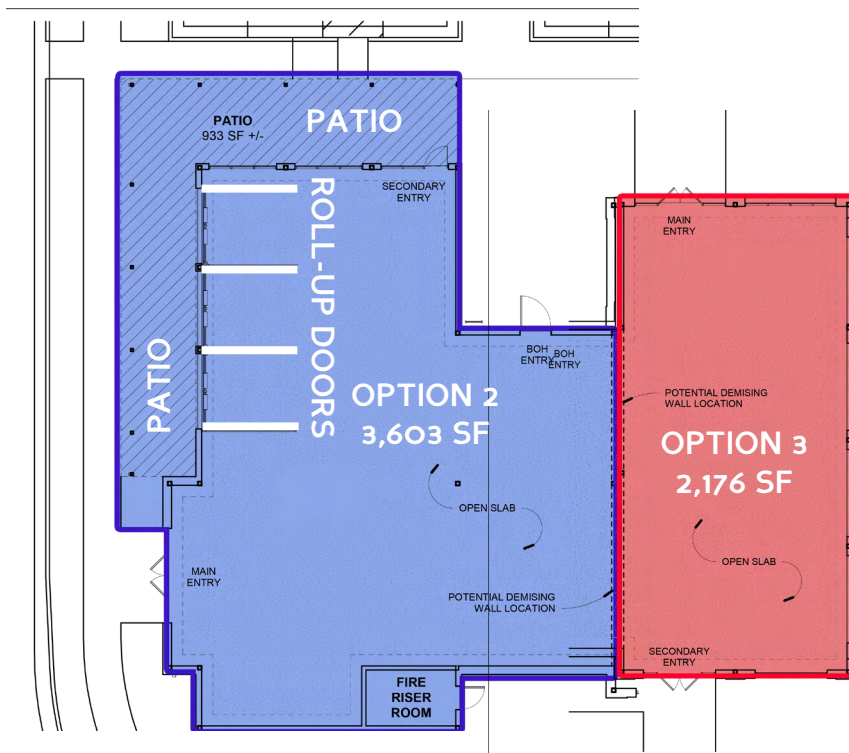
GROCERY STORE - 2025 OPENING	Food City	40,000 ± SF
-------------------------------------	-----------	-------------



OPTION 1:
5,778 SF

One tenant can lease the entire 5,778 sf building.

(Patio space is an additional 933 SF that is NOT included in the total rentable SF.)



OPTION 2:
3,603 SF

Space can be demised to 3,603 SF.

(Patio space is an additional 933 SF that is NOT included in the total rentable SF.)

OPTION 3:
2,176 SF

Space can be demised to 2,176 SF.

PROPERTY PHOTOS

