CENTRAL PARK VILLAGE

900 BOB WALLACE AVE | HUNTSVILLE, AL

RETAIL SPACE FOR LEASE



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:
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PROPERTY DETAILS

AVAILABLE

LOCATION

900 Bob Wallace Ave
Huntsville, AL 35801

PRICE

Call For Pricing

Located off Memorial Parkway between two signalized intersections, Central Park Village sits next to one of Alabama's busiest Whole Foods locations and several other high-end retailers. This fully built-out retail space is easily accessible from Downtown Huntsville and the Huntsville Hospital medical district that sees an estimated 20,000 visitors per day. Surrounded by a strong residential community, the site comes with plenty of on-site parking, 5.83 spaces/1,000 SF, and monument signage available.

RECENTLY RENOVATED









ABOUT THE AREA



Huntsville is a rapidly expanding market supported by a diverse employment base and significant economic growth, creating strong opportunities for retail development and investment.

Key Highlights:

- **High-Traffic Location –** With traffic counts exceeding 13,200 vehicles per day, the site benefits from excellent visibility
- **Established Retail Presence** – Site is located on a busy retail corridor next to major retailers including Whole Foods, Chuy's, Ulta, Farm Burger, Char, and more
- **Growing Residential Base –** The community continues to expand with new residential developments, driving demand for additional retail and services
- **Convenient & Accessible –** With multiple points of ingress and egress, the property benefits from convenient access and direct frontage along Bob Wallace Avenue

With continued development and a thriving local economy, Huntsville offers an excellent environment for businesses looking to grow.

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	6,458	62,615	121,673
Households	3,359	29,116	53,895
Avg HH Income	$114,269	$98,410	$98,797
Median HH Income	$83,546	$67,694	$70,207

SITE PLAN

LAST MILE
A NORTH AMERICAN PROPERTIES COMPANY

CENTRAL PARK VILLAGE
HUNTSVILLE, AL



SITE DATA	SF
PARAGON MEDSOLUTIONS	3,981
MEDSOUTH	2,505
DOLLHOUSE	910
IVY & OAK	1,420
AVAILABLE	2,800
HH URGENT CARE	2,750
EXPRESS EMPLOYMENT	1,650
COSMOPROF	2,226
NAILS (TIP & TOE)	925
ALISON WELLNESS	3,516
SALON KA-TERRA	1,440
TOTAL	**24,033**

WHY HUNTSVILLE METROPOLITAN AREA?

NASHVILLE
1.5 Hrs | 110 mi

HUNTSVILLE
Strategic access to major markets in the Southeast

ATLANTA
3 Hrs | 180 mi

BIRMINGHAM
1 Hr | 100 mi

"Huntsville rockets past Birmingham in 2020 Census, now Alabama's largest city"
-AL.com, Aug 2021

45%
OF POPULATION HAS EARNED A COLLEGE DEGREE

Growth has left retail gaps— prime opportunities for new businesses to tap into unmet consumer demand and thrive.

STRONG LOCAL SUPPORT

POWERED BY AEROSPACE DEFENSE AND TECH
Offering a prosperous customer base with strong spending power.

VOTED #1 PLACE TO LIVE FOR FAMILIES
-U.S. News & World Report

#1 TECH EMPLOYMENT GROWTH IN THE U.S (309%)
-CompTIA 2023

OVER 48% EMPLOYED POPULATION
- U.S. Bureau of Labor 2024

MAZDA TOYOTA MANUFACTURING
-$1.6 BILLION PLANT
4,000 NEW JOBS

U.S. Department of Defense
-$50 MILLION EXPANSION
EMPLOYES OVER 40,000

Home to Major Employers

$750 MILLION DATA CENTER

POLARIS
$140 MILLION PLANT

$98,437
AVERAGE HOUSEHOLD INCOME
- U.S. Bureau of Labor 2024

"Huntsville's population is **the most diverse in Alabama** reflecting a microcosm of the nation's changing demographics and a city that's becoming a hub for innovation and growth."
-The Washington Post 2024

527,254
TOTAL POPULATION
2.35% 1-year growth
-US Census 2023

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