

# OFFICE SPACE FOR LEASE

## 809 SHONEY DRIVE | HUNTSVILLE, AL



### LOCATION

809 Shoney Drive  
Huntsville, AL 35801



### SPACE AVAILABLE

Suite 200: ± 12,000 SF Total  
OR  
Suite 200 B: ± 3,725 SF  
Suite 200 C: ± 5,110 SF



### PRICE

CALL FOR PRICING

### ABOUT THE PROPERTY

809 Shoney Drive SW is located directly off busy South Memorial Parkway and in close proximity to a variety of restaurants and retail businesses. Signage opportunities are available for future tenants.

### PROPERTY HIGHLIGHTS:

- Suite 200 can be leased entirely OR sub divided into suites B & C as seen on the floorplan page.
- The available space includes large offices and plenty of open space.
- Easily accessible from South Memorial Parkway.
- Site features well-kempt, attractive landscaping.
- Ample parking for employees and clientele.



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:

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# SUITE PHOTOS



# AREA MAP



**H**  
Downtown  
Huntsville

Stella's  
SIP  
106 JEFFERSON  
HONEST COFFEE ROASTERS  
UBAKER & ABLE  
Cotton Row RESTAURANT  
VBC  
MELT  
ROOSEVELT  
MARTIN  
seasalt  
REVIVALIST  
rhythm  
Moe's Original  
PURVEYOR  
MAINE SOUTH

2 MILES | 5 MINUTE DRIVE

GOVERNORS DRIVE SW

GOVERNORS DRIVE SW

SUPER CHIX  
STONE AGE  
THE COVERY  
WHOLE FOODS MARKET  
Red Daddy's  
REGYMEN  
barre3  
maki FRESH  
Urgent Care  
Farm Burger  
JUST LOVE  
ORANGETHEORY FITNESS  
REGIONS

CHOP-FRESH  
GREAT HARVEST  
Chuy's  
Vibrant  
CYCLEBAR  
HAND + STONE  
CHAR  
AspenDental

PAPA JOHN'S  
Wendy's  
BAM! BOOKS-A-MILLION  
PET SUPPLIES PLUS  
Academy  
ALDI

PARKWAY  
P.L.A.C.E.  
SHOPPING MALL &  
FOOD COURT

DRAKE AVENUE SW

Bassett  
Design Center  
Ashley  
HomeStore  
CROCKER BARREL  
Old Country Store  
CITY CAFE  
DINER  
Applebee's  
GRILL + BAR

Walmart

809 SHONEY DRIVE

DRAKE AVENUE SW

WICKS FAMILY  
FIELD AT  
JOE DAVIS STADIUM

STADIUM COMMONS  
COMING SOON-

Panera  
DRAKE'S  
Starbucks  
REGIONS  
CRESTWOOD  
MEDICAL CENTER  
McDonald's  
BONEFISH  
GRILL  
Noodle Bar  
PNC  
CAVA  
FRESH  
PRODUCE

TACO BELL  
PEOPLES BANK  
OF ALABAMA  
La Finka  
Firestone  
COMPLETE AUTO CARE  
Terramé  
Lesonsky's  
ROADHOUSE

AIRPORT ROAD SW