

# INVESTMENT OPPORTUNITY

4249 BALMORAL DRIVE | HUNTSVILLE, AL



## LOCATION

Logan's Roadhouse  
4249 Balmoral Drive  
Huntsville, AL 35801



## SIZE

7,839 SF



## PRICE

\$3,000,000



## ABOUT THE PROPERTY

An outstanding investment opportunity, 4249 Balmoral is a single-tenant property occupied by Logan's Roadhouse, a well-known national restaurant brand. Situated in a highly trafficked area, the site benefits from strong visibility, easy access, and a steady flow of consumer activity. The surrounding retail and commercial developments further enhance the property's long-term investment potential.

## PROPERTY HIGHLIGHTS:

- Frontage on Balmoral Drive, just off Airport Road seeing 36,298 VPD
- Current NOI: \$181,500 w/ True NNN lease structure
- Tenant's current lease expiration: 11/20/2029 | Tenant since 2006
- (2) 5-year options remain with 10% bumps at each option period.
- 1.77-acre lot with ample parking
- Zoned C-1 (Community Business District)
- Located near the Wicks Family Field at Joe Davis Stadium and upcoming mixed-use development; Stadium Commons



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP

## FOR MORE INFORMATION:

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# AREA MAP



**H**  
Downtown  
Huntsville

Stella's, SLP, 106 JEFFERSON, BAKER & ABLE, Cotton Row, HONEST COFFEE ROASTERS, MELT, ROOSEVELT, MARTIN, seasalt, REVIVALIST, rhythm, Moe's Original, PURVEYOR, DOMAINE SOUTH

2 MILES | 5 MINUTE DRIVE

GOVERNORS DRIVE SW

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**Firestone**  
HUNTSVILLE  
**PET RESORT**  
**Shottenkirk**  
AUTOMOTIVE GROUP  
**Office DEPOT**  
KFC

**SUPER CHIX**, **STONE AGE**, THE COVEERY, **WHOLE FOODS MARKET**, **REGYMEN**, **barre3**, **JUST LOVE**, **maKi FRESH**, **Urgent Care**, **FARM BURGER**

**CHOP-FRESH**, **CYCLEBAR**, **Chuy's**, **Vibrant**, **CHAR**, **AspenDental**

**PAPA JOHN'S**, **Wendy's**, **BAM!**, **PET SUPPLIES PLUS**, **Academy**, **ALDI**

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

DRAKE AVENUE SW

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**Bassett** Design Center  
**Ashley** HOMESTORE  
**ROCKER BARREL** Old Country Store  
**CITY CAFE DINER**  
**Applebee's** GRILL & BAR

**Walmart**

**DRAKE'S**, **STARBUCKS**, **REGIONS**, **CRESTWOOD MEDICAL CENTER**, **McDonald's**, **BONEFISH GRILL**, **PNC**, **CAVA**, **NOTHING BUT NOODLES**

WICKS FAMILY FIELD AT JOE DAVIS STADIUM

STADIUM COMMONS COMING SOON-

4249 BALMORAL DRIVE

**TACO BELL**, **La Finka**, **PEOPLES BANK OF ALABAMA**, **Terramé**, **Firestone** COMPLETE AUTO CARE

AIRPORT ROAD SW

**TJ-maxx**, **popshelf**, **Michael's**, **ROSS**, **metro**, **CHICKEN SALAD CHICK**, **SHOE FLY**, **MOE'S**