

OUTPARCELS FOR SALE | RETAIL SPACE FOR LEASE

PROMINENT SIGNALIZED INTERSECTION LOCATION



LOCATION



6978 U.S. HWY 431
Huntsville, AL 35763
34.648372, -86.478236

OUTPARCELS FOR SALE

Parcel 1 - 1.36 AC
Parcel 2 - 8.23 AC



SMALL SHOP SPACE FOR LEASE

Suite 3- 2,000 SF
Suite 4- 2,800 SF



PRICE

Call For Pricing

ABOUT THE PROPERTY

Located in the affluent golfing community, Hampton Cove, the available outparcels shadow the future Food City-anchored retail center facing high-traffic Highway 431. The parcels share traffic with a national tenant, have access to a signalized intersection, and be near more than 2,200 households in a growing residential area.

PROPERTY HIGHLIGHTS:

- ZONING - City of Huntsville C4
- Located on signalized intersection at Taylor Lane and Highway 431.
- Outparcels are near Publix, Walmart Supercenter, Lowe's Home Improvement, and many other major anchors in addition to Food City.
- Near Hampton Cove Elementary, Hampton Cove Middle School, and Big Cove Christian Academy.
- A short drive from Downtown Huntsville, the Jones Valley neighborhood, and Huntsville Hospital's medical district.
- Between numerous residential communities in a neighborhood with more than 2,800 acres of homes, lakes, nature trails, community spaces, and retail.
- Near "The Watts" multi-family complex with 336 units.



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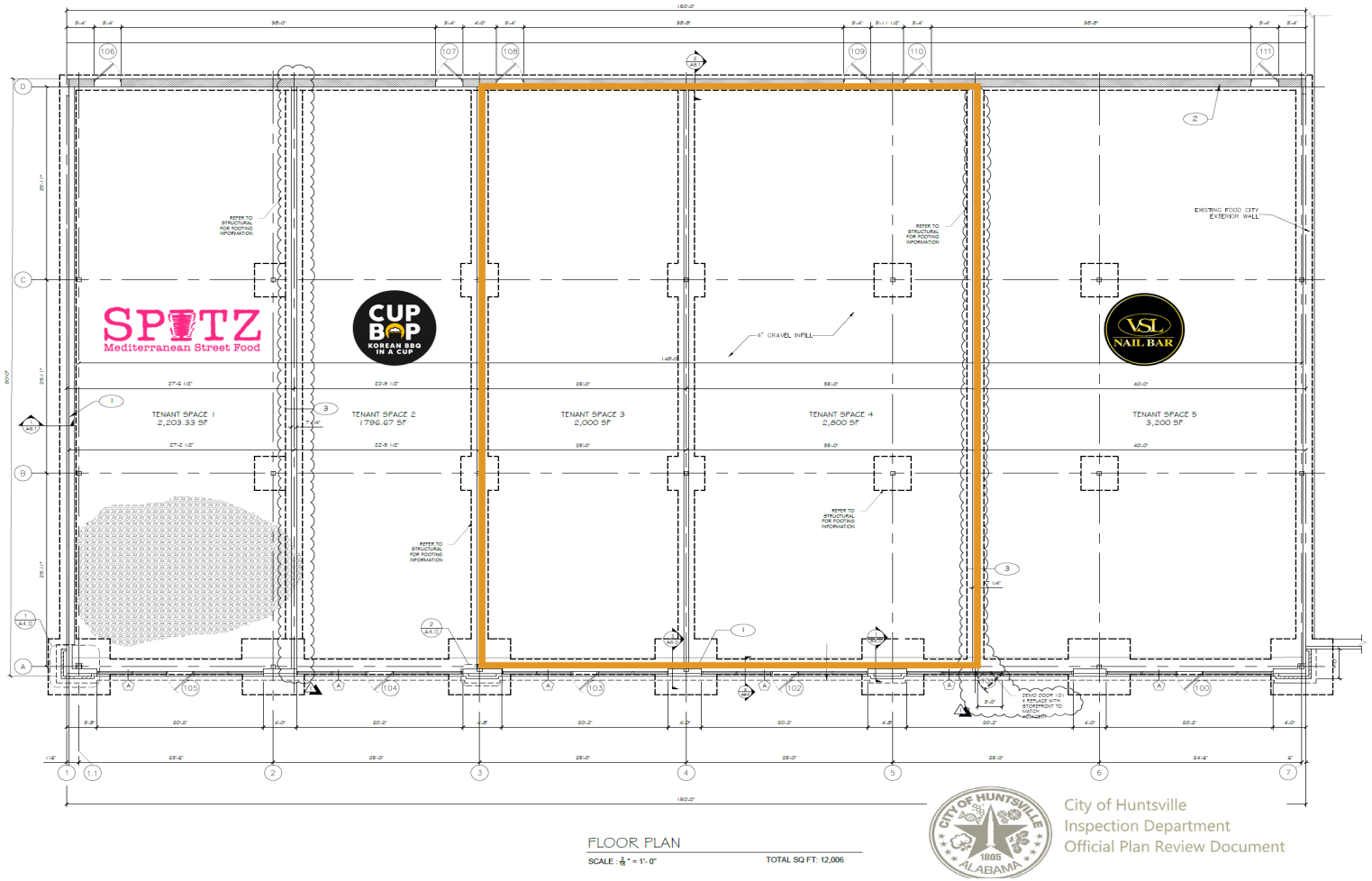
FOR MORE INFORMATION:

Anusha Alapati Davis | Vice President of Retail

☎ 256-384-7608

✉ Anusha@crunkletonassociates.com

SMALL SHOP FLOORPLAN



AVAILABILITY



SITE RETAIL MAP & DEMOGRAPHICS



A 54-hole golf facility, Robert Trent Jones Golf Trail offers beautiful scenery of the Hampton Cove area, along with river views.



Hampton Cove

Hampton Cove is a gorgeous residential neighborhood that features more than 2,800 acres of homes, lakes, community spaces, and retail.



The Hampton Cove submarket is experiencing unprecedented growth.

Currently, it has 21 established residential subdivisions and many more are planned or in progress.

DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Population	5,196	19,400	53,403
Households	1,812	7,066	21,193
Avg HH Income	\$155,939	\$174,179	\$162,771
Avg Vehicles Per Day	29,798 ± on HWY 431		

ABOUT HAMPTON COVE

Hampton Cove is an established community that's located on the foothills of the Appalachian Mountains. It features numerous outdoor parks, playgrounds, shops, restaurants, and businesses. It's also home to Hays Nature Preserve that features over 10 miles of trails and greenways that follow Flint River. Hampton Cove is a well-known golfing community with locals and tourists alike visiting its many award-winning golf facilities and country clubs.

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