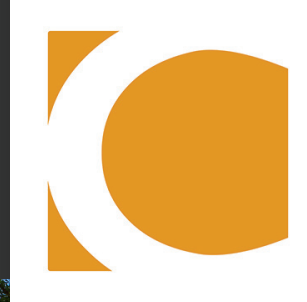




PRIME RETAIL SPACE FOR LEASE



LOCATION



223 Washington Street
Huntsville, AL 35801
34.733517, -86.586920



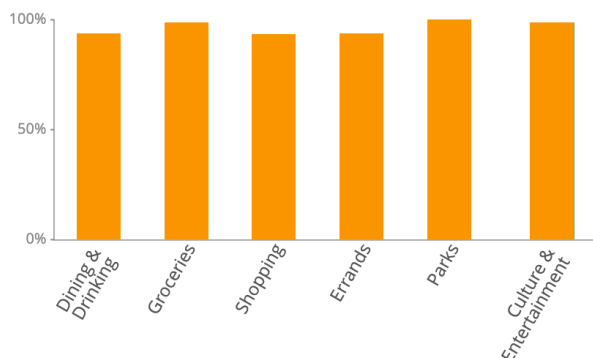
SPACE AVAILABLE

Up to 4,450 SF of Retail



PRICE: Call For Pricing

WALKABILITY SCORE: 78



ABOUT THE PROPERTY

223 Washington is a 5-story mixed-use building housing retail on the first floor and office space on the second through fifth floors. In the heart of Downtown Huntsville, this prime location will offer excellent proximity to a variety of retail stores, quality restaurants, and exciting day and nightlife, all within walking distance.

PROPERTY HIGHLIGHTS:

- Located in the downtown core, the property is within walking distance to many restaurants, shops & more.
- Brand new construction with cold dark shell delivery
- 14' ceilings and 12' glass storefronts
- 1,000 SF partially covered porch along Lewter Way and Washington Street (not included in the 4,450 SF)
- A grease trap and grease duct are provided
- Signage opportunity
- Ample covered parking within 2 blocks of the property



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

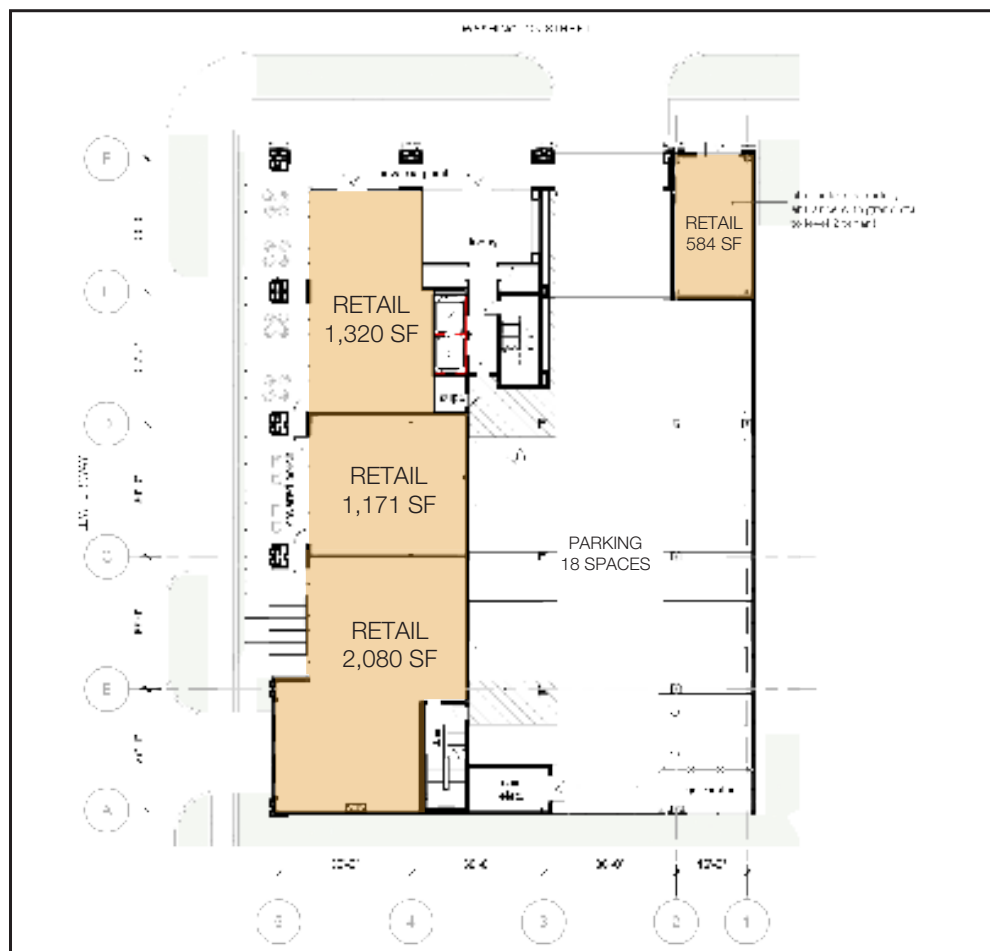
FOR MORE INFORMATION:

Wesley Crunkleton, Principal

☎ 256-384-7600

✉ wesley@crunkletonassociates.com

POSSIBLE DEMISING OPTIONS



ABOUT HUNTSVILLE



WHY HUNTSVILLE METROPOLITAN AREA?



**STRONG
LOCAL
SUPPORT**

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

 **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**.



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

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

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

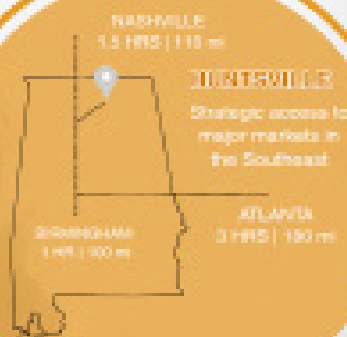
"Huntsville's population
is **the most diverse in
Alabama** reflecting a
microcosm of the nation's
changing demographics
and a city that's becoming
a **hub for innovation and
growth.**"
-TheWashingtonPost 2024



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



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



 
**MAZDA, TOYOTA
ASSEMBLY PLANT**
- \$1.8 BILLION PLANT
4,000 NEW JOBS

- \$50 MILLION EXPANSION
EMPLOYEES OVER 40,000
Home to Major Employers



**\$750 MILLION
DATA CENTER**



**\$160 MILLION
PLANT**

AREA MAP



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