

FOR LEASE

6123 UNIVERSITY
DRIVE

RARE BIG-BOX RETAIL
OPPORTUNITY

ABOUT THE PROPERTY

Located along University Drive in the same shopping center as IKEA, this 40,000 SF retail space offers a rare big-box opportunity in Huntsville. The space is divisible and features a loading dock, providing flexibility for a variety of retail users. The property benefits from strong traffic counts of 60,880 VPD along University Drive and 43,363 VPD along Research Park Boulevard.

PROPERTY HIGHLIGHTS:

- 40,000 SF retail space
- Divisible space
- Loading dock
- Prime University Drive location
- Located in the same shopping center as IKEA, and nearby Target, Walmart, Best Buy, and MidCity District



AREA MAP



DEMOGRAPHICS	3-Miles	5-Miles	10-Miles
Population	49,054	125,313	320,087
Population Growth	1.4%	1.1%	1.3%
Households	23,078	56,086	134,202
Median HH Income	\$75,931	\$75,393	\$90,908