

# HUNTSVILLE, AL BIG BOX

RARE OPPORTUNITY IN ALABAMA'S FASTEST GROWING CITY

1401 MEMORIAL PARKWAY NW



# AVAILABLE FOR SALE: FORMER AT HOME BIG BOX ON MEMORIAL PARKWAY

Rare and exceptional big box retail opportunity located in the heart of Huntsville, Alabama's most proven and thriving retail corridor.

Situated just off Memorial Parkway, this  $\pm 104,000$  square foot building sits on a generous 15.86-acre parcel, positioned between powerhouse retailers Costco and Kroger.

With high visibility, strong traffic counts, and direct access to one of the city's busiest commercial thoroughfares, this property offers unmatched potential for a major retail presence in one of the Southeast's fastest-growing markets.





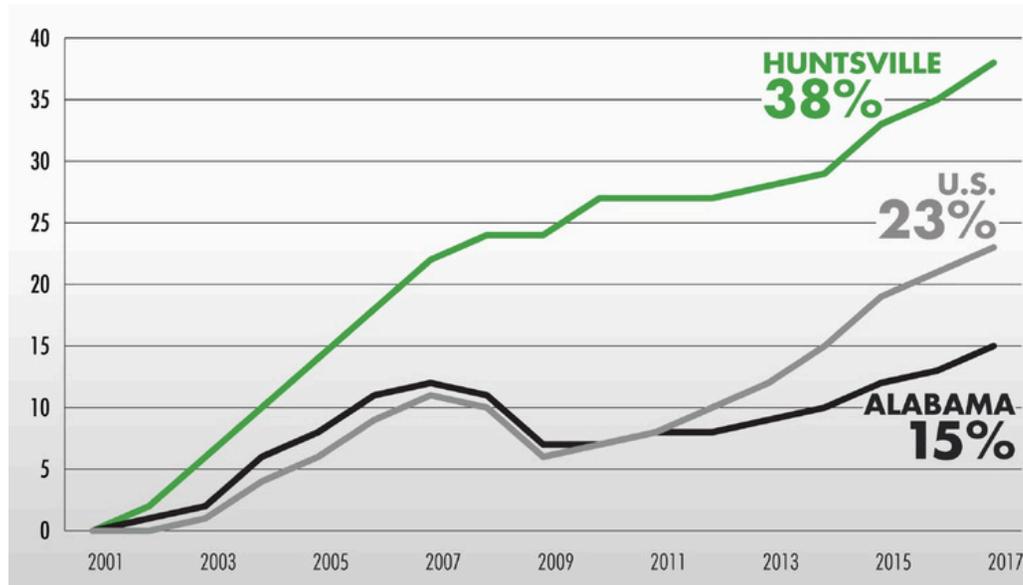
# Surrounding Market Aerial



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## ECONOMIC GROWTH INDEX



\*Data derived from Federal Reserve Bank of Atlanta

## Growth in Huntsville



**#1 IN ALABAMA FOR  
POPULATION GROWTH**

- U.S. Census Bureau

**#1 BEST U.S. CITY TO LIVE**

- U.S. News & World Report

**#2 IN SOUTHEAST FOR  
GDP GROWTH**

- Bureau of Economic Analysis



**#1 BEST PLACE TO LIVE IN ALABAMA**

**#3 MOST AFFORDABLE PLACE TO LIVE IN THE U.S.**

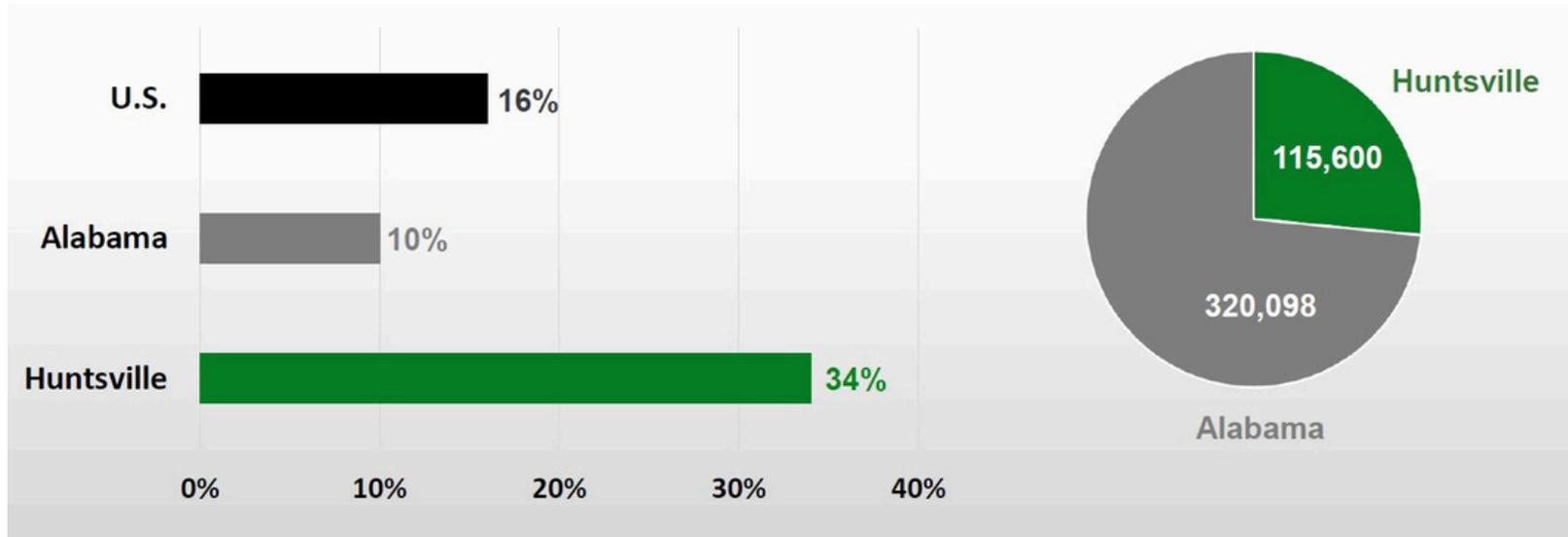
**#16 FASTEST-GROWING PLACES IN THE U.S.**

**#53 BEST PLACE TO RETIRE IN THE U.S.**



# POPULATION GROWTH

## Market Overview

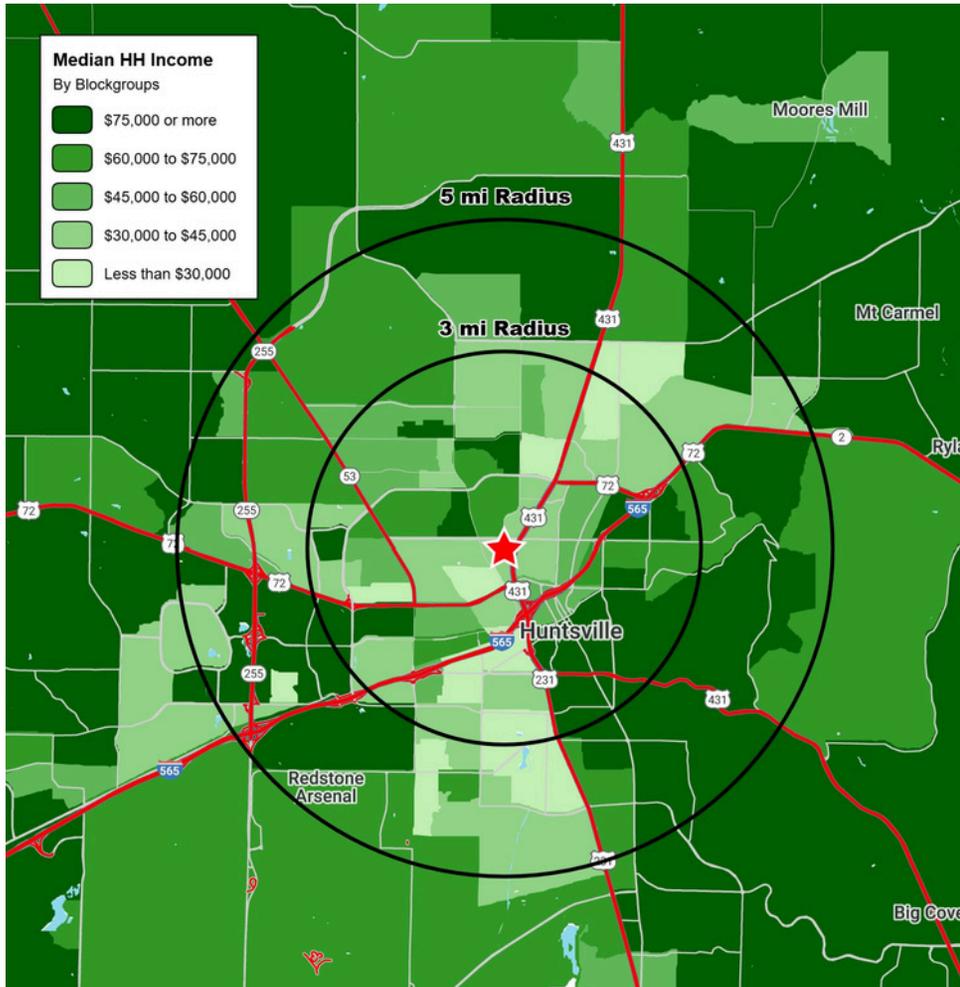


*\*Data derived from US Census Bureau*



- **Nation-Leading Growth:** Huntsville is the fastest-growing city in Alabama and now the most populous, driving demand for retail, office, and industrial space.
- **Strong Economic Drivers:** Anchored by aerospace, defense, tech, and biotech industries—including NASA, Redstone Arsenal, and multiple Fortune 500 companies.
- **High-Income, Educated Workforce:** One of the highest concentrations of engineers and PhDs per capita in the U.S., supporting robust consumer spending.
- **Thriving Retail & Development Market:** Major national retailers, mixed-use developments, and record-low vacancy rates underscore a healthy, competitive market.
- **Pro-Business Climate:** Low taxes, affordable land, and consistent support for development make Huntsville a favorable environment for commercial real estate investment.

# Demographics



POPULATION

**121,356**



MED HH INCOME

**\$53,960**



HOUSEHOLDS

**52,062**

*\*5 Mile Radius*

## DEMOGRAPHIC PROFILE

	3 MILE	5 MILE
POPULATION	69,656	121,356
HOUSEHOLDS	29,585	52,062
MED HH INCOME	\$48,186	\$53,960
DAYTIME POP	119,487	190,899

*\*Data derived from SiteWise Pro*

With one of the highest growth rates in the country, Huntsville is now Alabama's largest city.