



retail specialists

OFFERING MEMORANDUM



Net-Leased Big Box with Redevelopment Upside

1401 Memorial Parkway NW | Huntsville, AL 35816

+/- 15.86 acres on Huntsville's most
proven retail corridor, income in place

FOR SALE

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LOCATION OVERVIEW

A single-tenant net-leased investment on +/- 15.86 acres in the heart of Huntsville's most established retail corridor, with a clear path to long-term redevelopment. The +/- 104,000 square foot building is occupied and operating, positioned between Costco and Kroger with 37,455 vehicles per day on Memorial Parkway. The lease carries scheduled increases and one remaining five-year option, and the tenant reimburses taxes, insurance, and common area charges. The lease imposes no continuous operation requirement, so rent is not dependent on store performance. An outparcel is already entitled under the existing lease with no tenant consent required, and restaurant use is reserved exclusively to that pad.

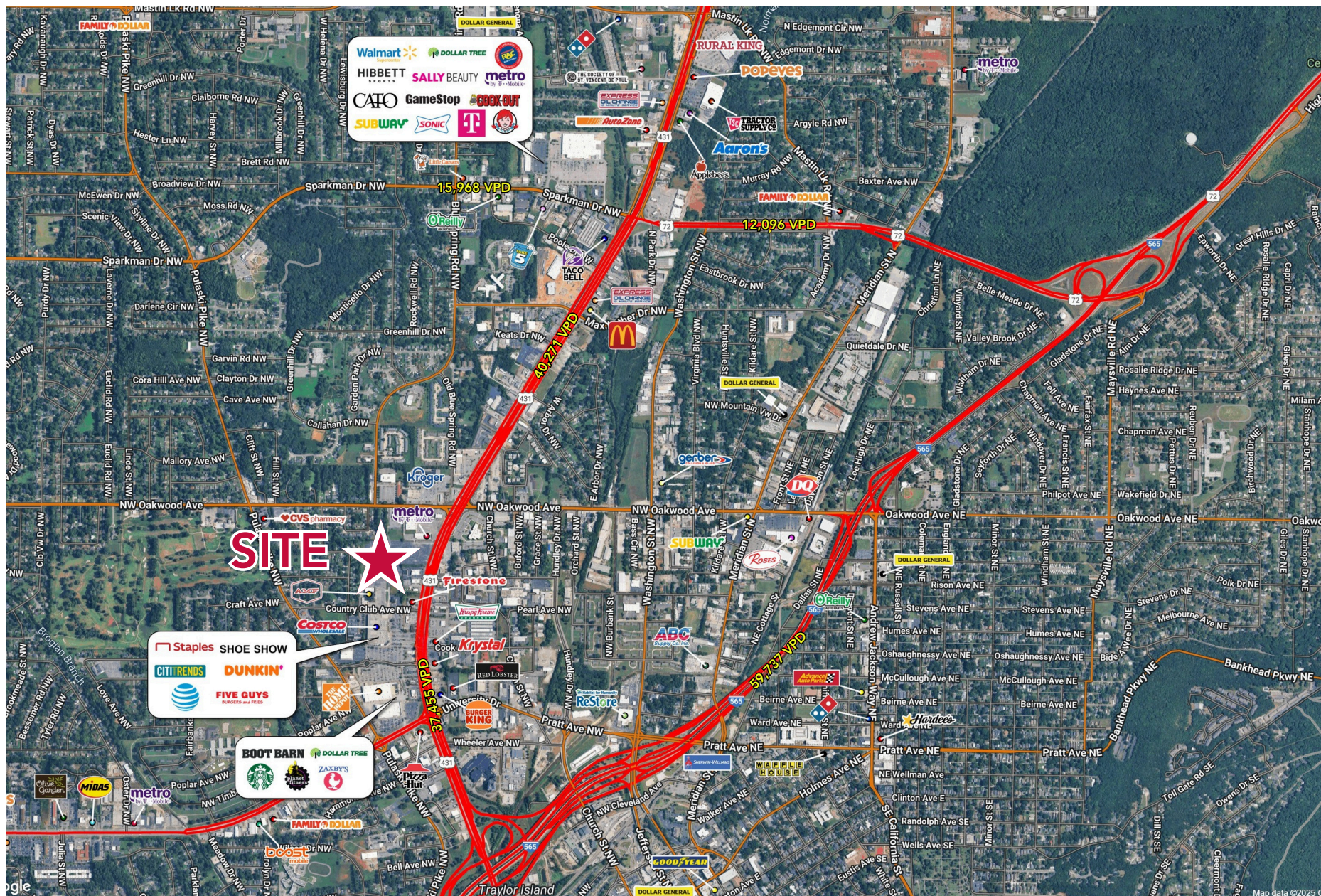
INVESTMENT HIGHLIGHTS

- ✓ +/- 104,000 SF single-tenant building on +/- 15.86 acres
- ✓ In-place rent of \$546,000 with a contractual step to \$598,000
- ✓ One five-year option remaining, term to 2035
- ✓ NN lease, tenant reimburses taxes, insurance, and CAM
- ✓ No continuous-operation requirement, rent not tied to store performance
- ✓ Outparcel already entitled under the existing lease, no tenant consent needed
- ✓ Restaurant use reserved exclusively to the outparcel
- ✓ Between Costco and Kroger, 37,455 VPD on Memorial Parkway



Value add Opportunity: 1.11 ACS





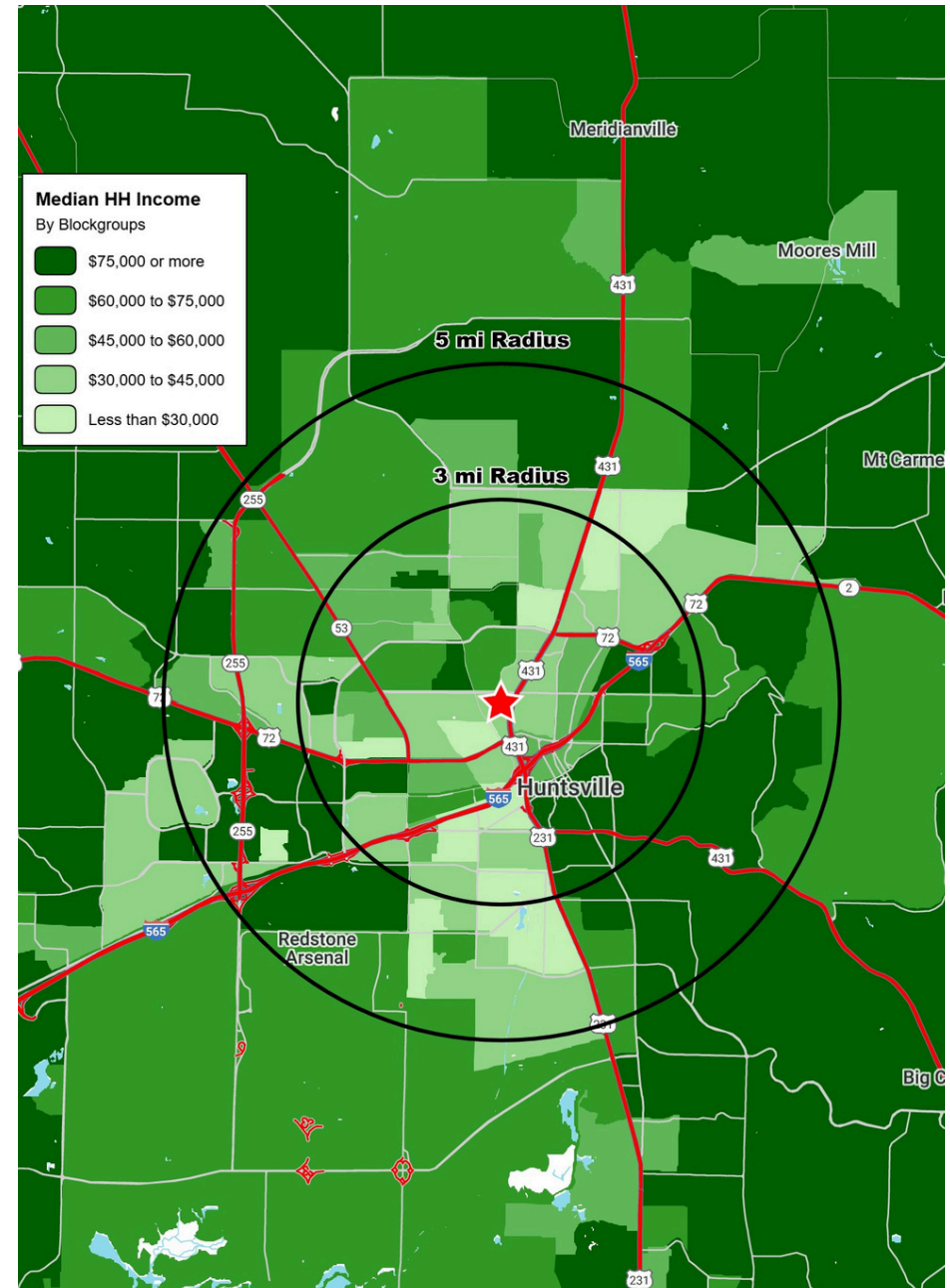
DEMOGRAPHICS

- **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.

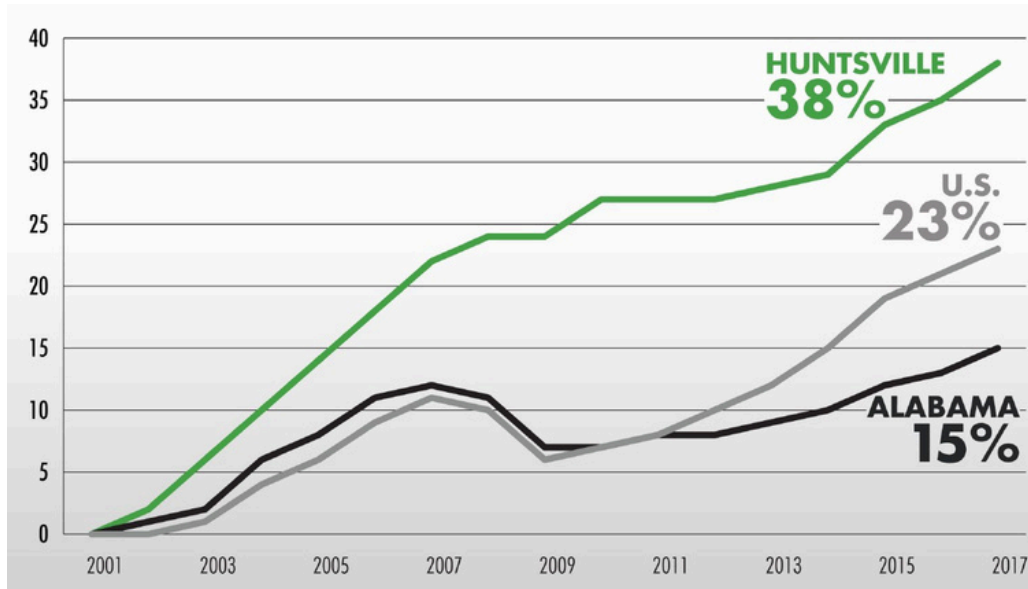
	3-MILE RADIUS
Population	67,999
Households	30,081
Median HH Income	\$50,077

	5-MILE RADIUS
Population	119,196
Households	51,284
Median HH Income	\$53,375

	10-MILE RADIUS
Population	168,348
Households	73,371
Median HH Income	\$64,504



ECONOMIC GROWTH INDEX



**Data derived from Federal Reserve Bank of Atlanta*

1

#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

2

#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.



DEAL DATA

ADDRESS

1401 Memorial Parkway
NW, Huntsville, AL 35816

PROPERTY GLA

+/- 104,000 SF on
+/- 15.85 acres

TENANT

At Home
(Garden Ridge, L.P.)

BASE TERM EXPIRES

September 2030



LEASE TYPE

NN Lease
Tenant pays taxes, insurance & CAM. Landlord pays roof, structure & HVAC.

CURRENT RENT

\$5.25/SF
\$546,000/year
\$45,500/month

RENEWAL OPTION

5-Year Option
\$5.75/SF
\$598,000/year
\$49,833/month
Through September 2035

CALL FOR PRICING





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