

Marcus & Millichap
THE BITONTI GROUP



CHASE INDUSTRIAL PARK
1,700+ ACRE
5,400 DAYTIME EMPLOYEES



DEAN AT CHASE CREEK
17.55 ACRE
336 APARTMENT UNITS

VACANT DRIVE-THRU

ADJACENT TO BUSY MCDONALD'S, WENDY'S, WAFFLEHOUSE
ACROSS FROM CHASE INDUSTRIAL PARK
"ROCKET CITY" HUNTSVILLE - TECHNOLOGY AND SCIENCE HUB OF
THE SOUTHEAST

Exclusively Listed By

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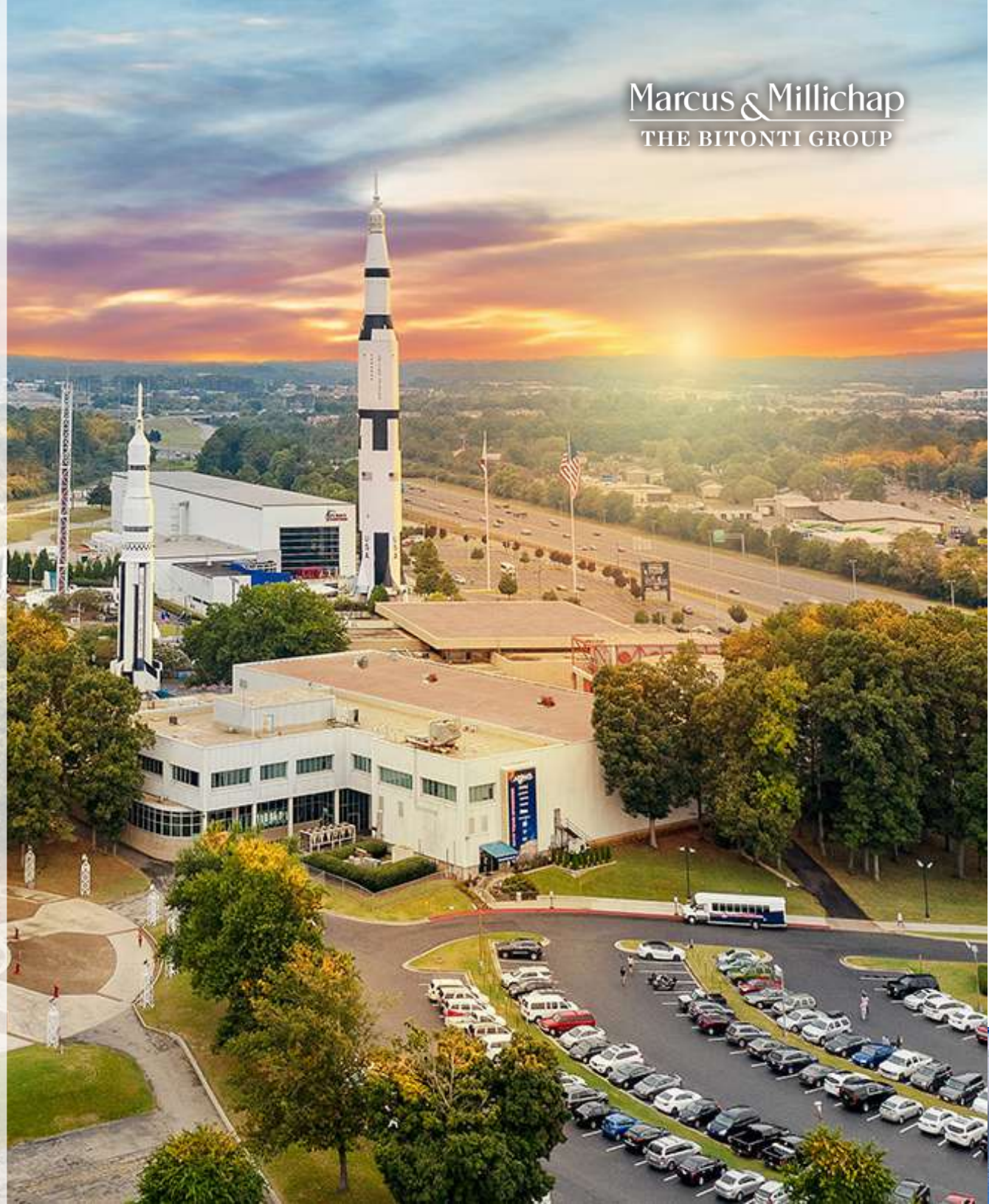
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EXECUTIVE SUMMARY

Marcus & Millichap is pleased to present a **Vacant Single Tenant Fast Food Restaurant with Drivethru** located in the city of Huntsville, Alabama. The subject property consists of 2,449 SF of improvements sitting on a 0.65 Acre parcel. The real estate is strategically located on Lee Highway, across from Chase Industrial Park, surrounded by other Fast food retailers such as McDonald's, Wendy's, WaffleHouse, and adjacent to the soon-to-be-built **336-unit Dean at Chase Creek Apartment** Community. The offering is a rare opportunity to own a Single Tenant Fast Food Drive through, in a supply constrained market for this type of real estate. The property is located inside an Opportunity Zone, ideally suited for an investor with a tenant or owner user looking for expansion in one of the Fastest Growing cities in the United States.

EXPLOSIVE GROWTH IN THE IMMEDIATE TRADE AREA

The property is located in the heart of a growing residential area, just seven minutes from Downtown Huntsville. It is adjacent to Dean at Chase Creek - a \$73 Million development to be built on a 17.55-acre site, featuring **336 apartment units**. Across the street on Shields Road is the Chase Industrial Park, situated on 1,700 acre of land, with over 5,400 daytime employees. Chase Industrial is one of 10 industrial parks in the Huntsville Metro area, home to multiple National Defense, Technology, Science and Engineering companies such as **Boeing, NASA Marshall Space Center, U.S. Army, Northrop Grumman, Lockheed Martin, Dynetics, Amazon, Meta, Target, Raytheon, Polaris, Toyota,** and many more.

MAJOR FREEWAY FRONTAGE LEADING TO DOWNTOWN HUNTSVILLE

The property fronts Lee Highway 72 (27,780 CPD), a major thoroughfare leading to **Downtown Huntsville** (4 miles southwest), **Alabama A&M University** (2 miles west), **Crestwood Medical Center** (180-bed and 4.5 miles south), **University of Alabama in Huntsville** (7 miles southwest), and the **US Space & Rocket Center** (8 miles southwest).

HUNTSVILLE - "ROCKET CITY" - NO.1 BEST PLACE TO LIVE IN THE US

Nicknamed **"The Rocket City,"** Huntsville is home to **NASA's Marshall Space Flight Center, Redstone Arsenal,** state-of-the-art medical facilities, **FBI's HQ2, the Mazda-Toyota Manufacturing U.S.A, and the Cummings Research Park,** the second-largest research park in the United States. Established in 1962, this impressive consortium of more than 300 companies adds a bustling population of engineers, doctors, students and creatives.

Academia has also thrived thanks to **Alabama A&M University, Oakwood University** and the **University of Alabama in Huntsville's** continued development into premiere research facilities.

Huntsville is ranked as the **No.1 Place to Live in the US** by USNews in 2022.

PRICE

\$1,500,000

GROSS LEASABLE AREA

2,499 SF ±

NUMBER OF PARKINGS

31

PARKING RATIO

12:1

LOT SIZE

0.65 Acres

YEAR BUILT

1999



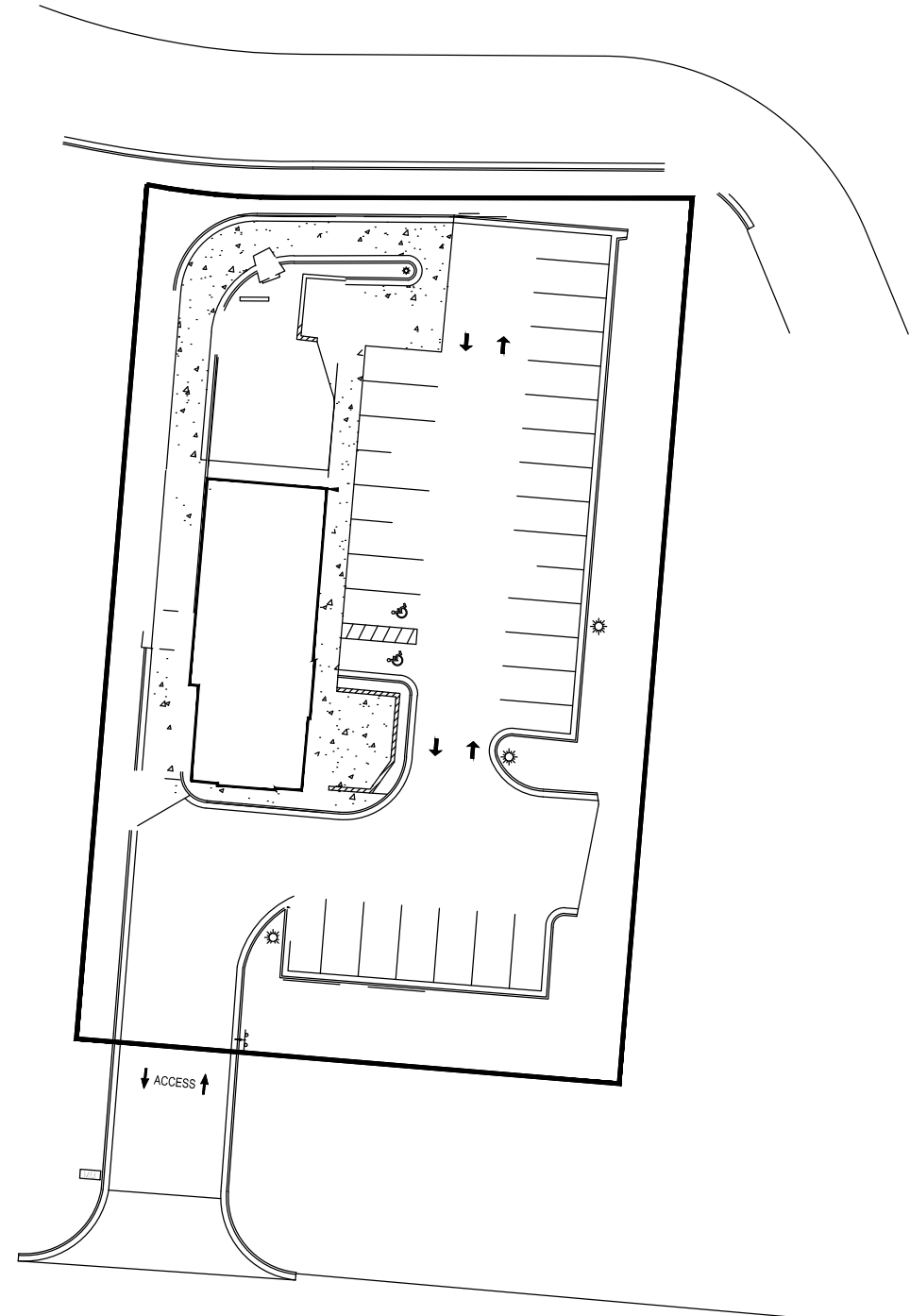
OFFERING SUMMARY

\$1,500,000
PRICE

2,499 SF
GROSS LEASABLE

0.65 AC
LOT SIZE

Address	1801 Hwy 72 East, Huntsville, AL 35811
GLA	2,499 SF +/-
Lot Size	0.65 Ac
Number of Buildings	1
Year Built	1999
Number of Parkings	31
Parking Ratio	12:1





Johnson Controls

Wendy's

TACO BELL

KFC

Shell

LEE HIGHWAY
27,780 CPD

PPG Industries

mp MITCHELL PLASTICS

Remedi SeniorCare

McDonald's

Arby's

WH WAFFLE HOUSE

URGENT MEDCARE

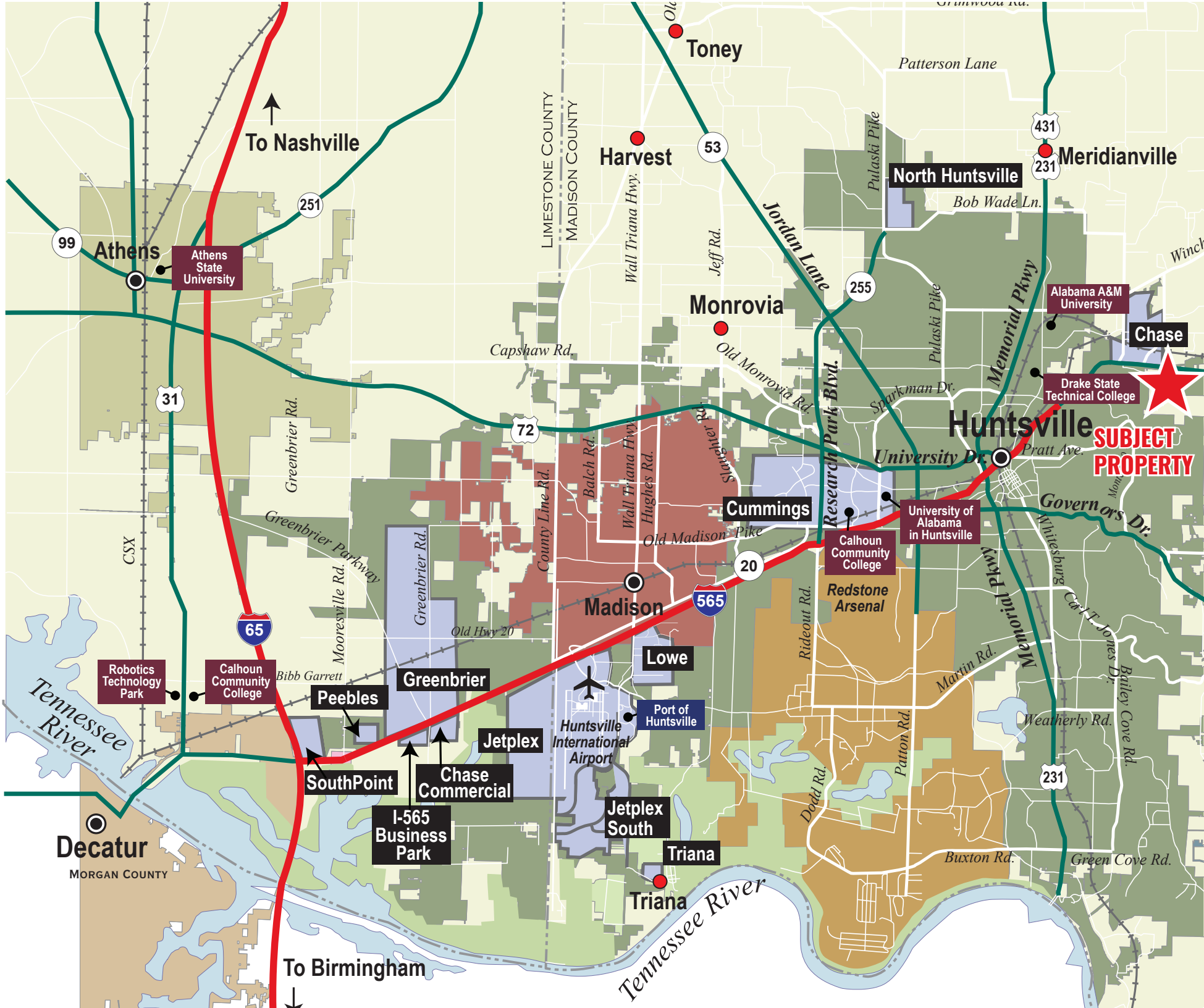
Microtel Inns & Suites

SUBJECT PROPERTY

CHASE INDUSTRIAL PARK
1,700+ ACRE
5,400 DAYTIME EMPLOYEES



DEAN AT CHASE CREEK
17.55 ACRE
336 APARTMENT UNITS



INDUSTRIAL & RESEARCH PARK PROFILES

HUNTSVILLE METRO AREA, ALABAMA

CHASE COMMERCIAL PARK

168 Acres



CHASE INDUSTRIAL PARK

1,700 Acres



GREENBRIAR INDUSTRIAL AREA

939 Acres



JETPLEX INDUSTRIAL PARK

4,000+ Acres

LOWE INDUSTRIAL PARK

900 Acres



I-565 BUSINESS PARK

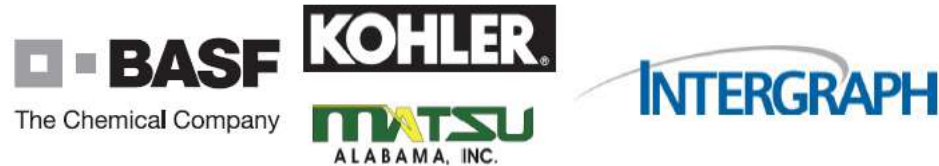
60 Acres

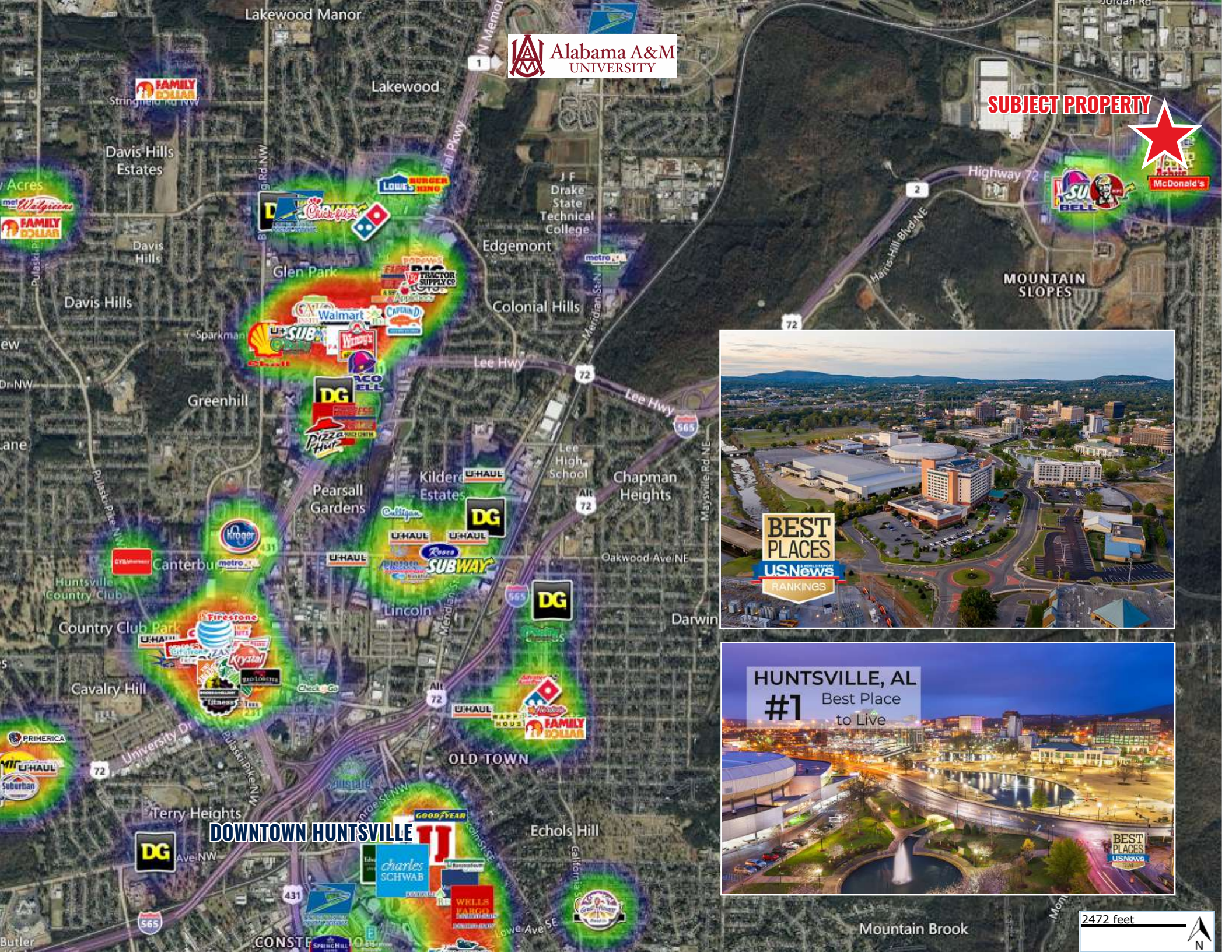
LOWE INDUSTRIAL PARK

900 Acres

NORTH HUNTSVILLE INDUSTRIAL

780 Acres





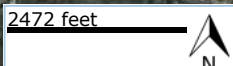
Alabama A&M UNIVERSITY

SUBJECT PROPERTY



HUNTSVILLE, AL
#1 Best Place to Live

DOWNTOWN HUNTSVILLE



Huntsville, Alabama

Nicknamed “**The Rocket City**,” Huntsville is home to NASA’s Marshall Space Flight Center, Redstone Arsenal, state-of-the-art medical facilities, FBI’s HQ2, the Mazda-Toyota Manufacturing U.S.A, and the Cummings Research Park, the second-largest research park in the United States. Major employers are located within one mile from the site, largely concentrated in the 1,700-acre Chase Industrial Park, which has a daytime population of over 4,500 people. Major employers within the park include Johnson Controls, Qualitest, Cinram, and PPG Industries. Today, Huntsville, Alabama is one of the most recognized cities in the Southeast – consistently named as one of the best places to live and work by a variety of national publications. Our city is regularly named as a premier location for both business and quality of life.

Technology, space, and defense industries have a major presence here with the Army’s Redstone Arsenal, NASA’s Marshall Space Flight Center, and Cummings Research Park. Home to several Fortune 500 companies, Huntsville also offers a broad base of manufacturing, retail and service industries.

“No.3 Most Affordable Place”

US News

“No.1 Best Place to Live in the US”

US News

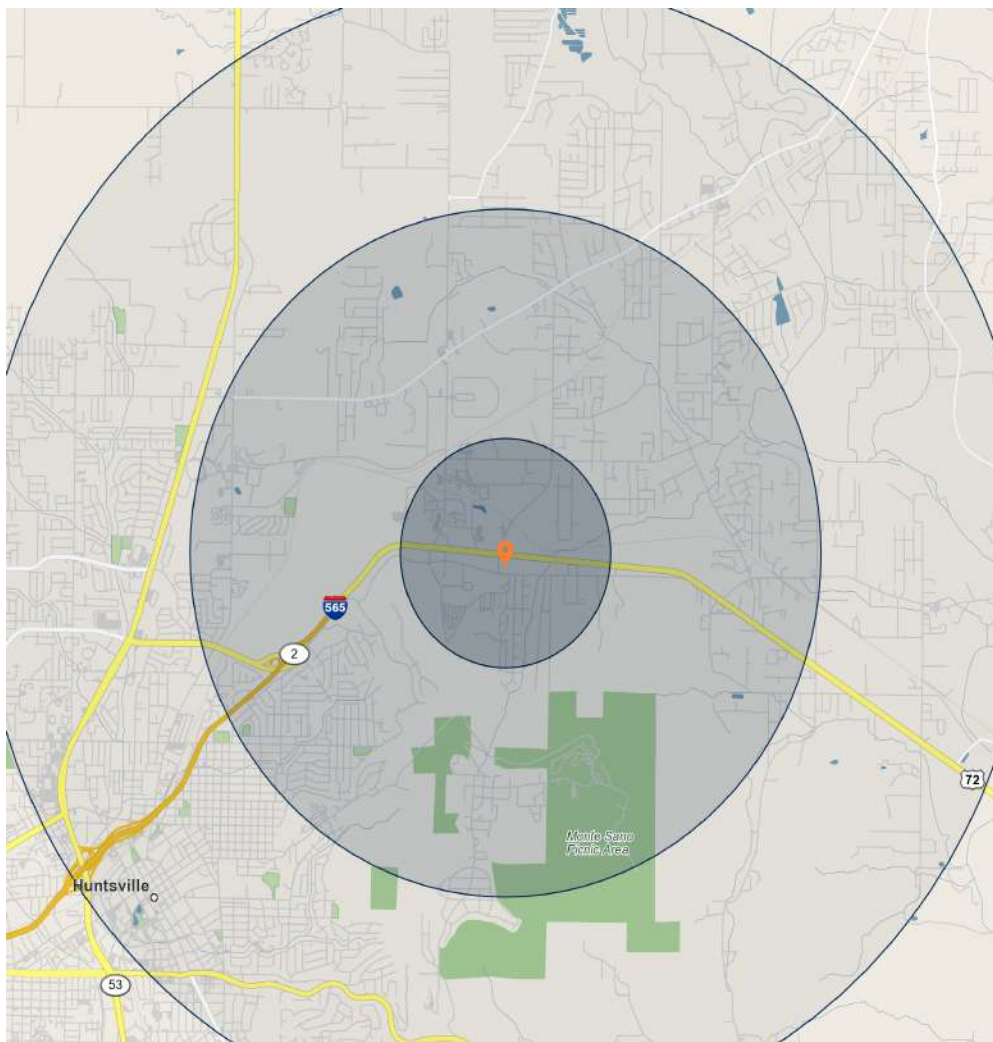
“Most Populous City in Alabama”

US Census


Leading Employers	Employees
U.S Army/Redstone Arsenal	38,000
Huntsville Hospital	9,352
NASA/Marshall Space Center	6,000
The Boeing Company	3,048

Fortune 500 Huntsville Metro	Revenue
Amazon	\$386,064
Berkshire Hathaway	\$245,510
AT&T	\$171,760
Verizon	\$128,292
Target	\$93,561
Meta Platform	\$85,965


Leading Industrial Employers	Employees
The Boeing Company	3,048
Hexagon	3,000
Dynetics, Inc.	2,946
SAIC	2,746
Mazda Toyota Manufacturing	2,023
Northrop Grumman	19,770
Toyota Motor Manufacturing	1,800
Polaris	1,500
Lockheed Martin	1,445
Raytheon Tehnologies	1,020



KEY FACTS




\$228,527
Median House Value




2.3 People
Average Household Size


EDUCATION



28.2%
Some College




31.5%
Bachelors/
Grad/ Prof Degree




29.2%
High School Graduate


POPULATION



67,347
Households




158,536
Population




19.5%
Population Increase

INCOME

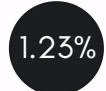


\$76,825
Average Household Income




\$32,139
Per Capita Income


EMPLOYMENT



1.23%
Unemployment




60.8%
White Collar Employees




36.2%
Blue Collar Employees

BUSINESS



25
Major Employers



19,002
Employees

	3 Mile	5 Miles	10 Miles
Population			
2027 Projection			
	33,890	78,941	162,710
2022 Estimate			
	32,943	76,874	158,536
2010 Census			
	30,341	71,190	148,798
2000 Census			
	27,655	64,286	132,710
Daytime Population			
2022 Estimate	54,298	107,680	174,913

	3 Mile	5 Miles	10 Miles
Households			
2027 Projection			
Total Households	15,416	34,435	69,739
2022 Estimate			
Total Households	14,875	33,214	67,347
Households By Income			
Average Household Income	\$87,146	\$76,825	\$74,637
Median Household Income	\$57,464	\$48,437	\$51,021
Per Capita Income	\$39,699	\$33,911	\$32,139
Total Household Expenditure	\$110,158	\$110,151	\$105,346

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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