

FOR LEASE > RETAIL SPACE



# Magna Carta Place - Phase II

11310 SOUTH MEMORIAL PARKWAY, HUNTSVILLE, AL 35803



## Property Details

Available:	> Min: 1,600 SF
	> Max: 3,200 SF
Building Size:	> 14,400 SF - Phase 2
	> 8,000 SF - Phase 1
Lease Rate:	\$16.50/SF, NNN
Traffic Count:	41,500 VPD

### DEMOGRAPHIC PROFILE (2014)

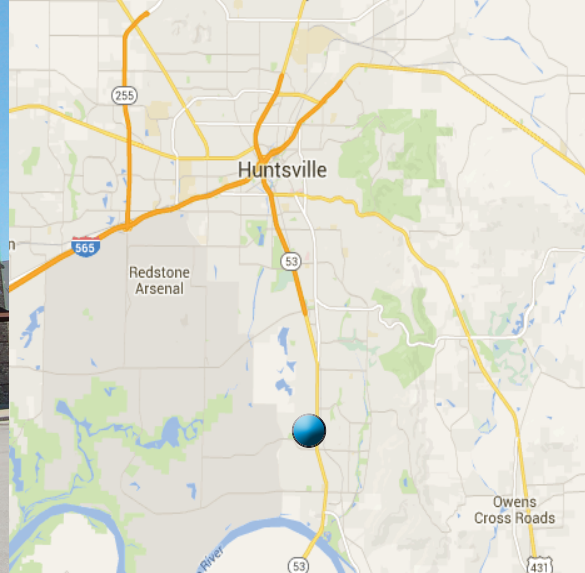
	1 MILE	3 MILE	5 MILE
Population	6,816	32,219	53,050
Households	3,005	13,790	22,969
Avg. HH Income	\$77,982	\$83,504	\$84,288
Median HH Income	\$63,775	\$67,183	\$64,667
Total # of Employees	1,583	8,069	18,480

## Property Overview

- > Great visibility and access from Memorial Parkway
- > Adjacent to Wal Mart and new Grissom High School
- > Great Tenant Mix
- > Drive Thru available
- > Ideal location for dentist, sandwich shop, nail salon and coffee shop

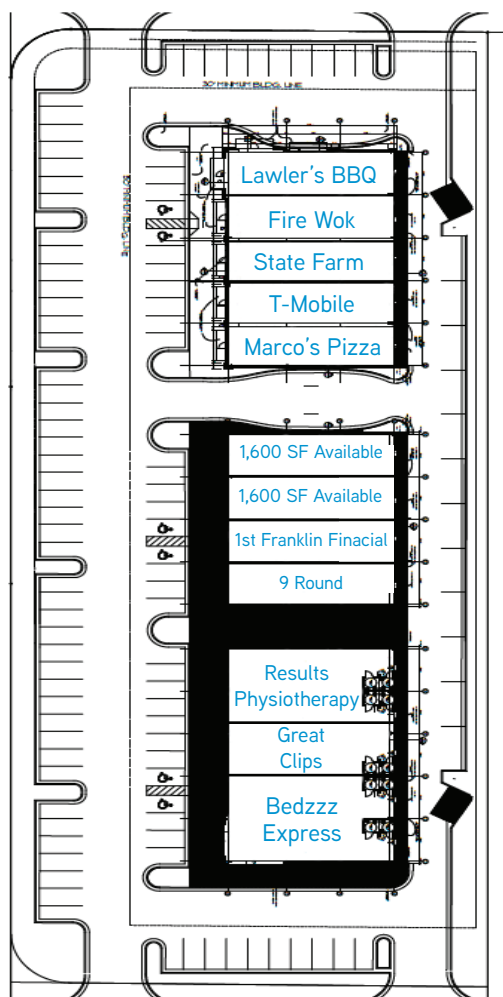
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AVAILABLE

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## Contact Us

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