

INVESTMENT OPPORTUNITY



1851 UNIVERSITY DRIVE

Huntsville, AL 35801

±2,730 SF BUILDING ON ±0.86 ACRES



CONFIDENTIAL OFFERING MEMORANDUM

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SECTION ONE

OVERVIEW



1851 University Drive



INVESTMENT HIGHLIGHTS

- 2,730 SF Building (Renovated in 2018)
- Property sits on .86 Acres
- 56 parking spots
- 16year old restaurant and bar operating in building.
- Restaurant/Bar purchased by current owner in 2009.
- Located in Huntsville's Downtown district on highly trafficked
- University Drive.



PROPERTY DETAILS

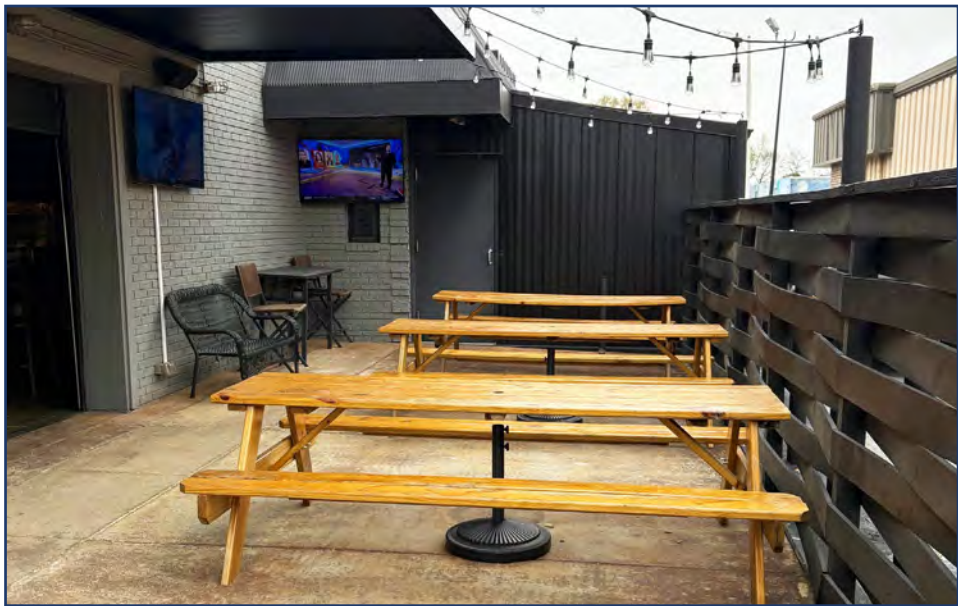
Address:	1851 University Drive Huntsville, AL 35801
Available:	+/-2,730 SF
Property Type:	Retail
Rent:	\$90,000/Year (7.5 Year Lease Term)



SECTION TWO

PROPERTY INFO

1851 University Drive



Prototypical Photos, Not Actual



SECTION THREE

TENANT INFORMATION



1851 University Drive

THE END ZONE BAR & GRILL



THE END ZONE BAR & GRILL

Tenant has a 30 year track record in running bars and restaurants. Most recently a 16-year stretch with The Endzone Bar & Grill. Has been in their current location since 2018. Building was fully renovated in 2018 including roof pavement and interior.



SECTION FOUR

LOCATION

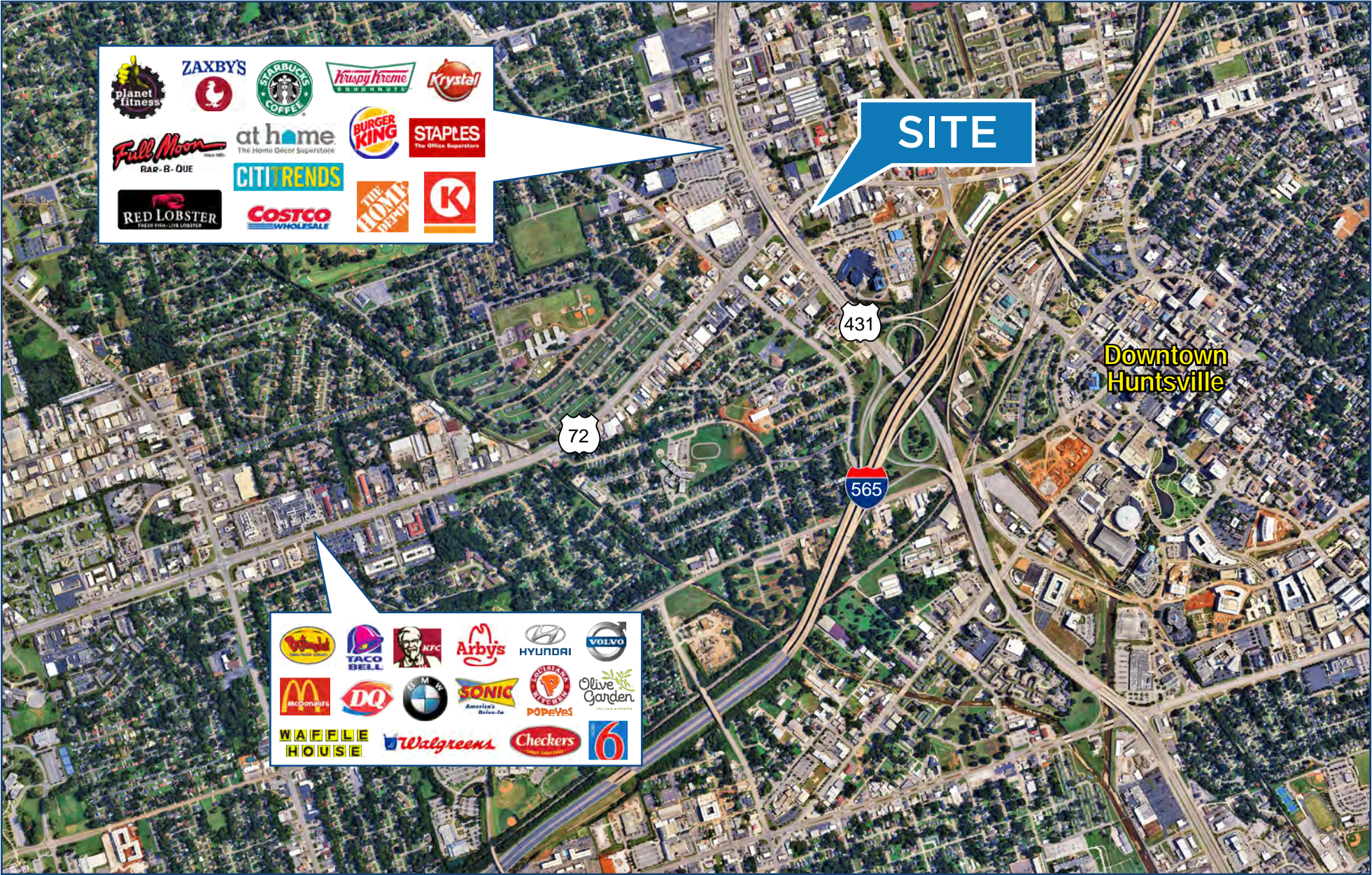


1851 University Drive



LOCATION

AREA AERIAL



LOCATION

AREA MAP

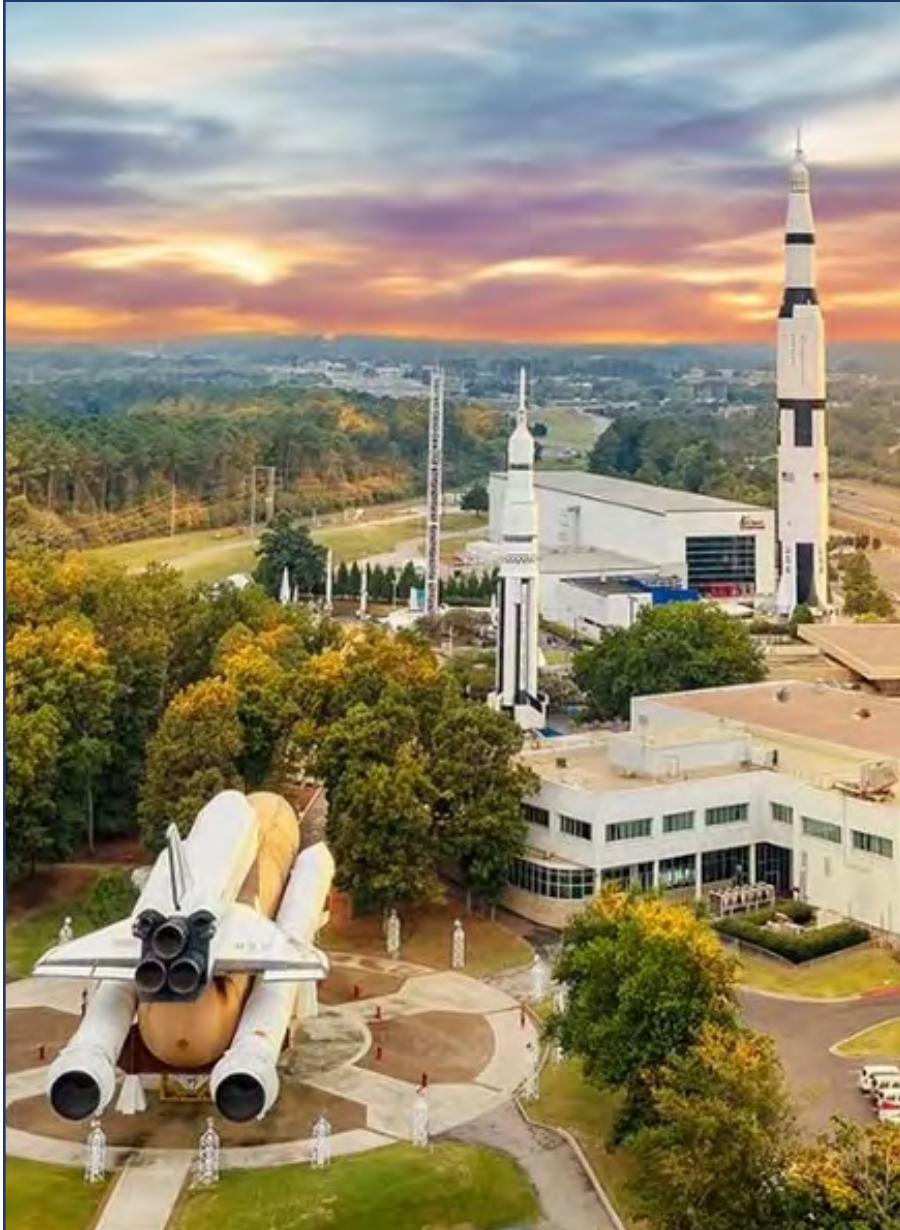


SECTION FIVE

MARKET INFO



1851 University Drive



HUNTSVILLE

Located in the northernmost part of Alabama, Huntsville combines southern hospitality with innovative high-tech ventures and cultural diversity. Earning the name from its pivotal role in space exploration, Huntsville is referred to as the “Rocket City”. Huntsville is a hub for aerospace and defense industries, due to the presence of NASA’s Marshall Space Flight Center and the Redstone Arsenal. Huntsville is the most populous city in Alabama, with the city’s population at 225,000 as of July 1, 2023. Huntsville’s location offers easy access to several major highways, including interstates 65 and 565, U.S. Highways 72, 231, and 431, ensuring connectivity to the rest of the state and region. The city is regularly named as a premier location for both business and quality of life. Huntsville is one of the most recognized cities in the Southeast and has been named the second-best place to live in the United States by U.S. News & World Report’s 2023-2024 rankings.

The city of Huntsville’s economic environment is diverse with significant contributions from aerospace, defense, biotechnology, telecommunications, and manufacturing sectors. Forty-seven Fortune 500 Companies have operations in Huntsville, contributing to the city’s robust economic landscape. Huntsville is home to over 25 biotech firms involved in medical research, pharmaceuticals, agricultural biotechnology, and environmental biotech solutions. The University of Alabama at Huntsville (UAH) enhances the city’s educational and innovative landscape, fostering research and development. Cumming’s Research Park is the 2nd largest research park in the U. S. with over 320 companies, including Fortune 500 companies, startups, and research institutions, and is a major driver of economic development in the region.



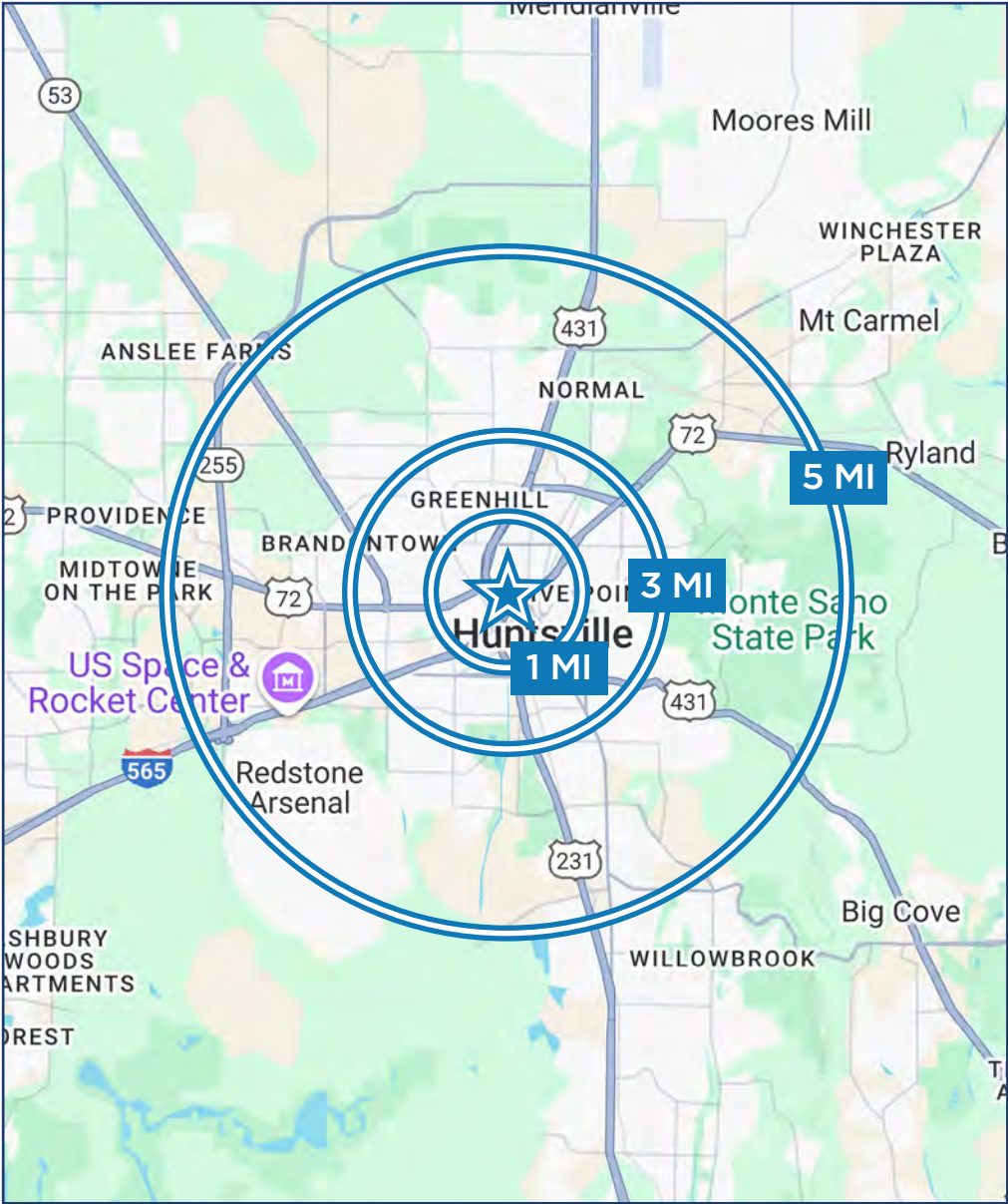
HUNTSVILLE (CONT.)

Huntsville's downtown area has seen significant revitalization, blending historical charm with modern amenities. Some of the city's downtown attractions include: Von Braun Center: A multi-purpose facility hosting concerts, sporting events, and conventions. Huntsville Museum of Art: showcasing regional and national artists. Big Spring International Park: A beautiful urban park featuring walking trails, picnic areas, and the famous "Japanese Bridge". Huntsville is home to the U.S. Space and Rocket Center, the largest space museum in the world with one of the most extensive collections of space artifacts in the world. Huntsville Botanical Gardens spans 112 acres and offers a range of themed gardens, walking trails, and seasonal events. Huntsville has a vibrant cultural scene with annual festivals, live music venues, and an emerging food and craft beer scene. The city's diverse attractions make it a dynamic and appealing destination for both residents and visitors alike.





	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2024 Population	7,526	38,125	84,029
2029 Population	8,417	41,143	90,243
Pop Growth 2024-2029	11.84%	11.77%	11.05%
Median Age	38	37	36
2024 Total Households	3,485	32,957	55,867
HH Growth 2024-2029	12.1%	11.6%	11.7%
Avg HH Income	\$52,939	\$71,333	\$75,033
Median Home Value	\$97,587	\$157,595	\$175,890



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