

LEASE

PARAMOUNT PLACE SUITE B1

1420 Paramount Dr. Huntsville, AL 35806



PROPERTY DESCRIPTION

Initial Year Base Rent is \$14.50/sf plus \$3.35/sf for Taxes, Insurance, and Common Area Maintenance (TICAM).

PROPERTY HIGHLIGHTS

- This high-traffic area sees approximately 47,130 vehicles passing by daily on University Drive, providing significant exposure for businesses. The surrounding residential and commercial developments contribute to a vibrant atmosphere, attracting both residents and visitors alike.

OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr + TICAM
Number of Units:	14
Available SF:	1,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	423	1,006	3,594
Total Population	770	1,838	6,635
Average HH Income	\$102,664	\$108,532	\$110,952

ROY HANLIN, CCIM

Cell: 256.651.6183

ghanlin@mclaincommercial.com

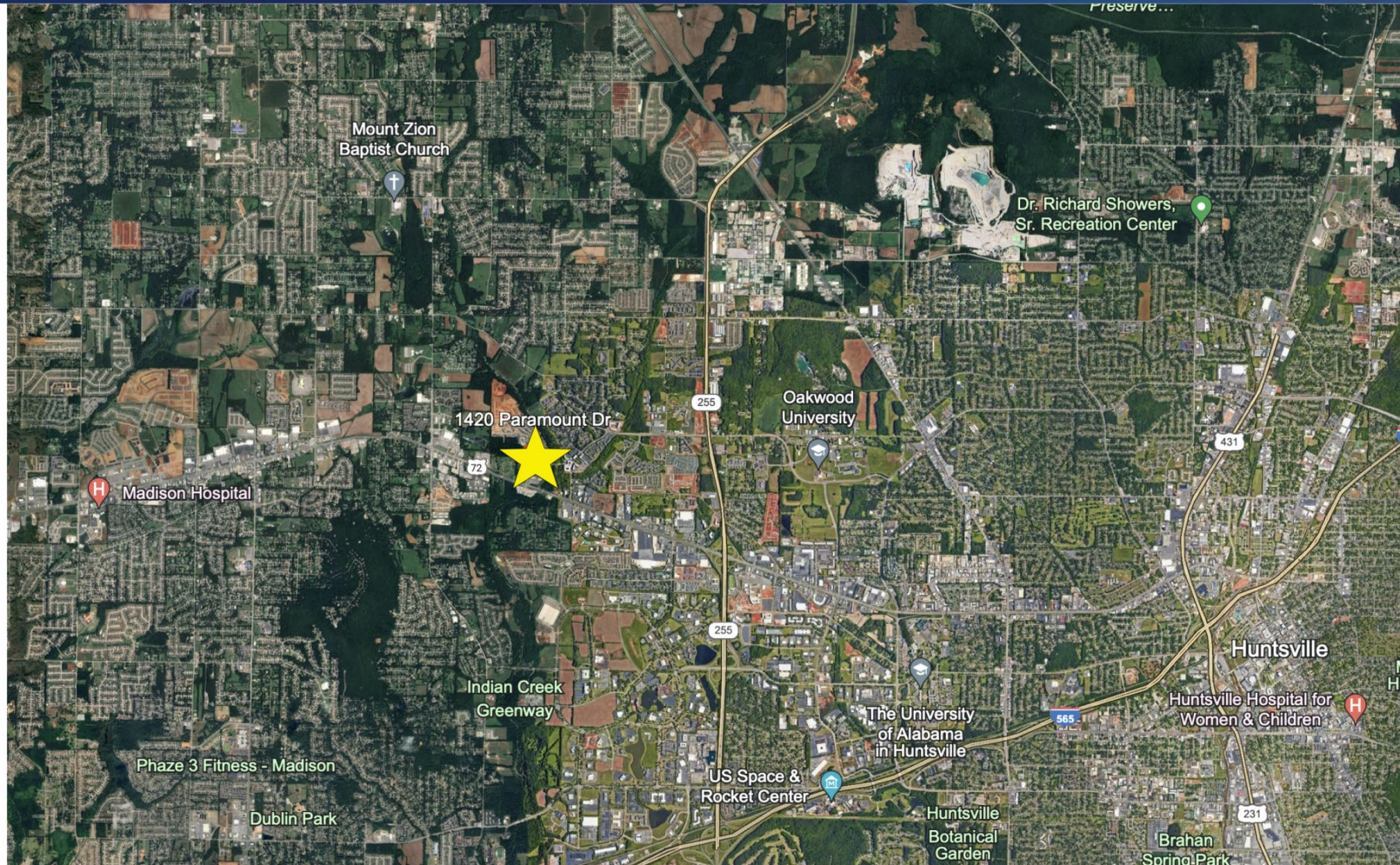


**COLDWELL BANKER
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MCLAIN REAL ESTATE

LOCATION MAP

PARAMOUNT PLACE SUITE B1

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AREA MAP

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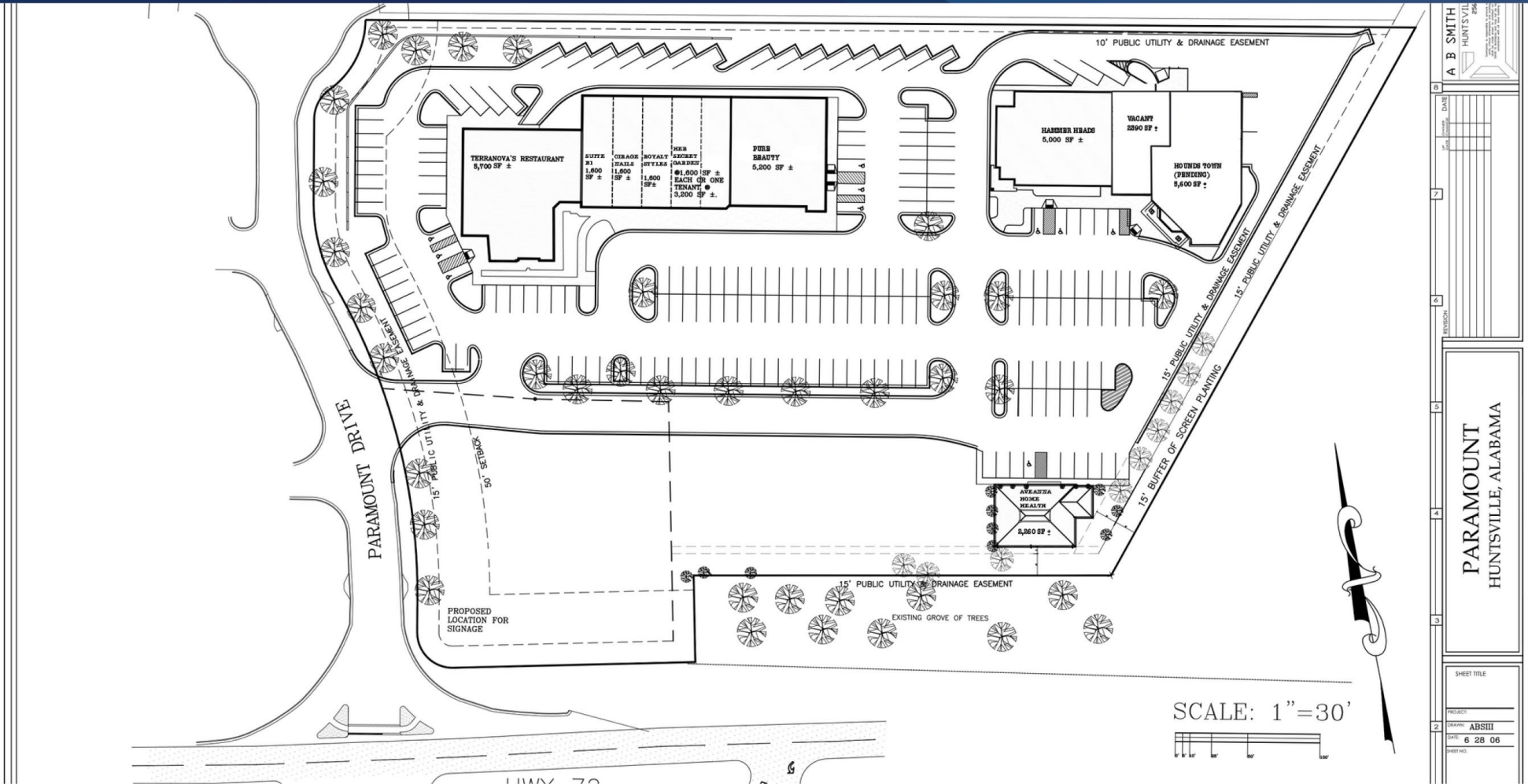


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SITE MAP

PARAMOUNT PLACE SUITE B1

1420 Paramount Dr. Huntsville, AL 35806



A B SMITH HUNTSVILLE, AL	
DATE	
SCALE	
PROJECT	
DRAWN BY	ABSIII
DATE	6 28 06
SHEET NO.	
PARAMOUNT HUNTSVILLE, ALABAMA	
SHEET TITLE	

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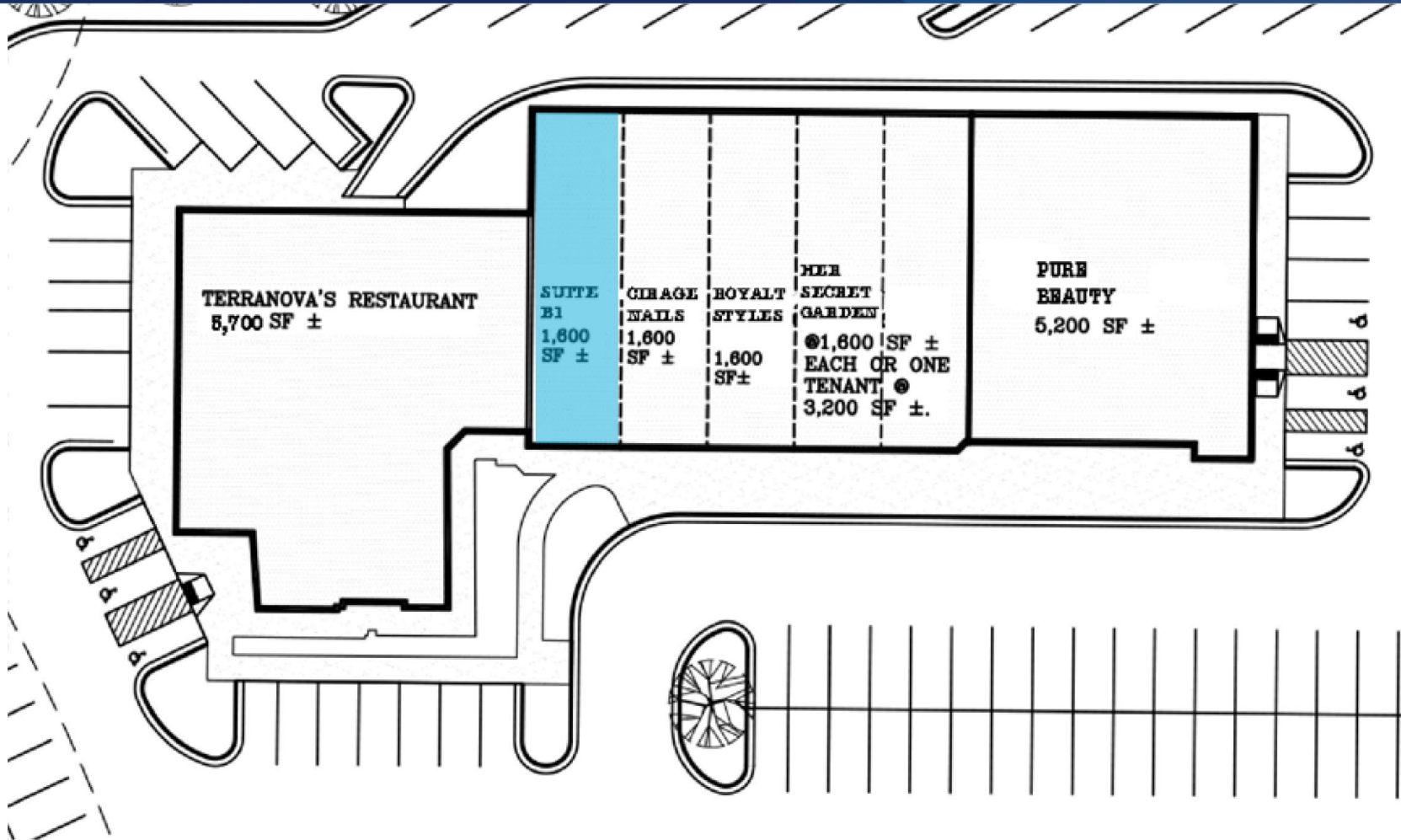


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B1 FOR LEASE

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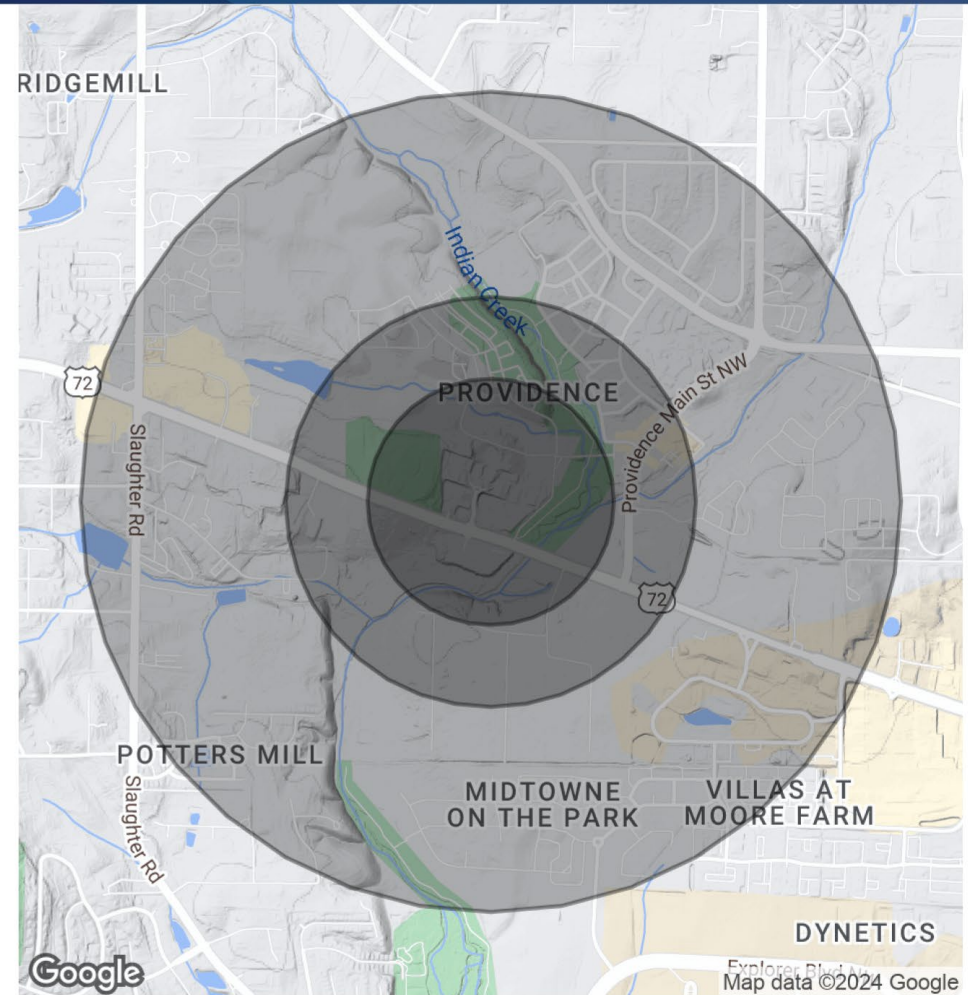
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	770	1,838	6,635
Average Age	37	38	39
Average Age (Male)	35	37	38
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	423	1,006	3,594
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$102,664	\$108,532	\$110,952
Average House Value	\$369,707	\$448,726	\$421,575

Demographics data derived from AlphaMap



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PROPERTY CONTACT



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