

# LEASE

## PARAMOUNT PLACE SUITE A

1420 Paramount Dr. Huntsville, AL 35806



### PROPERTY DESCRIPTION

Initial Year Base Rent is \$16.60/sf plus \$3.65/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: \$16.60 SF/yr + \$3.65 SF/yr TICAM

Available SF: 5,700 SF + 1,070 open outside space

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,587	17,805	49,871
Total Population	6,625	39,577	121,103

### MARK DICKINSON, USA/USAF, RETIRED

Direct: 256.533.3414 x 129 Cell: 205.761.6905

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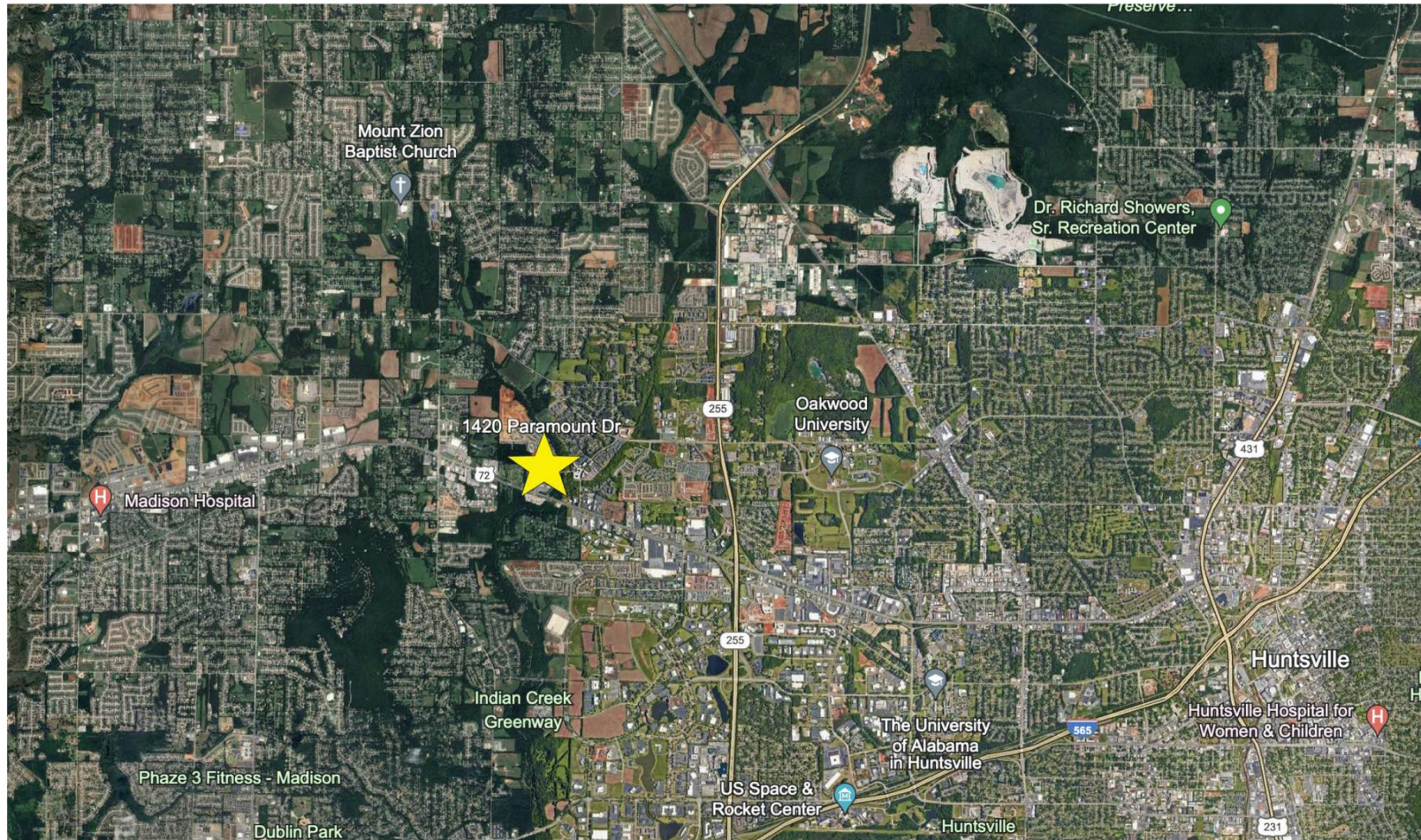


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# LOCATION MAP

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# AREA MAP

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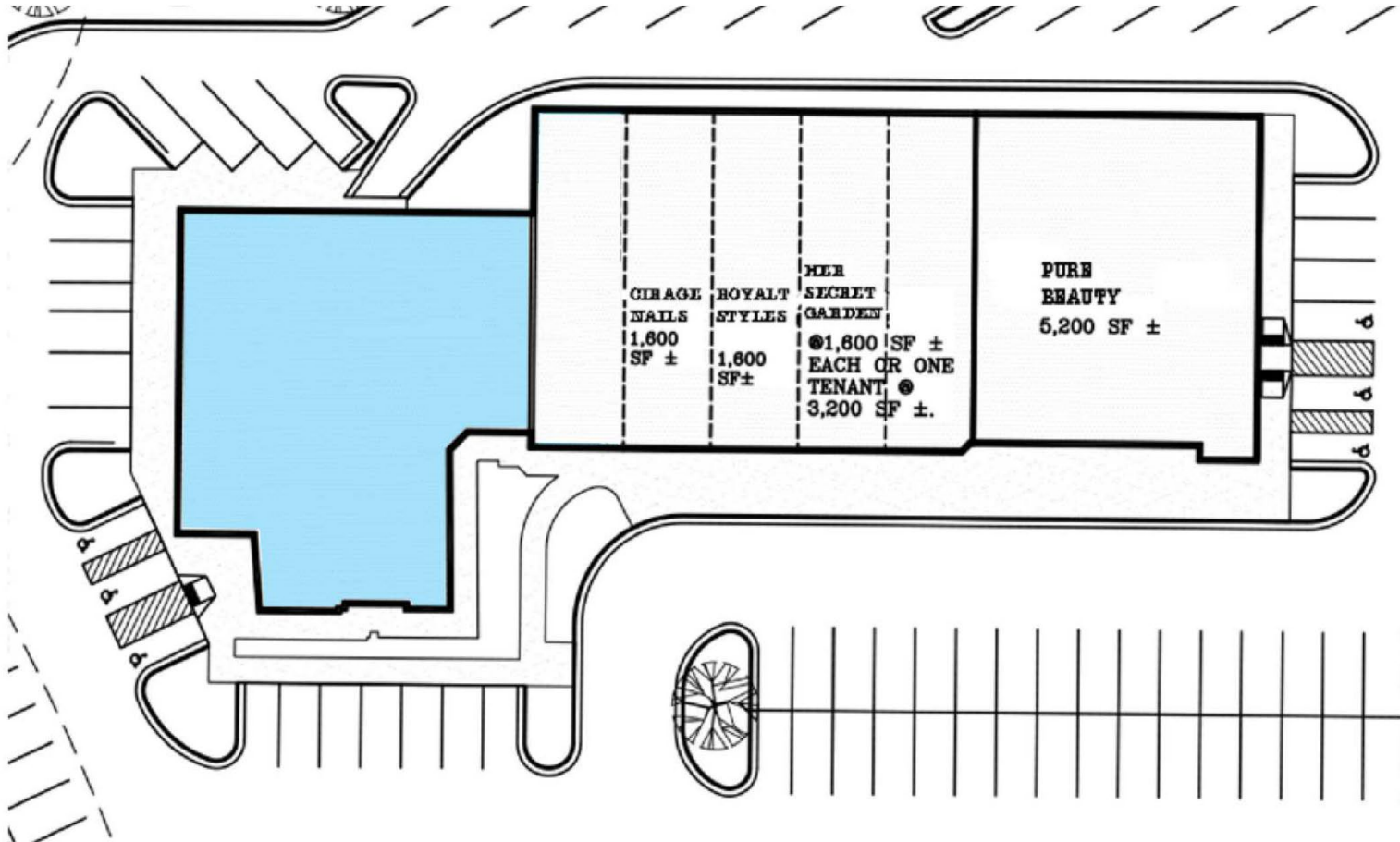


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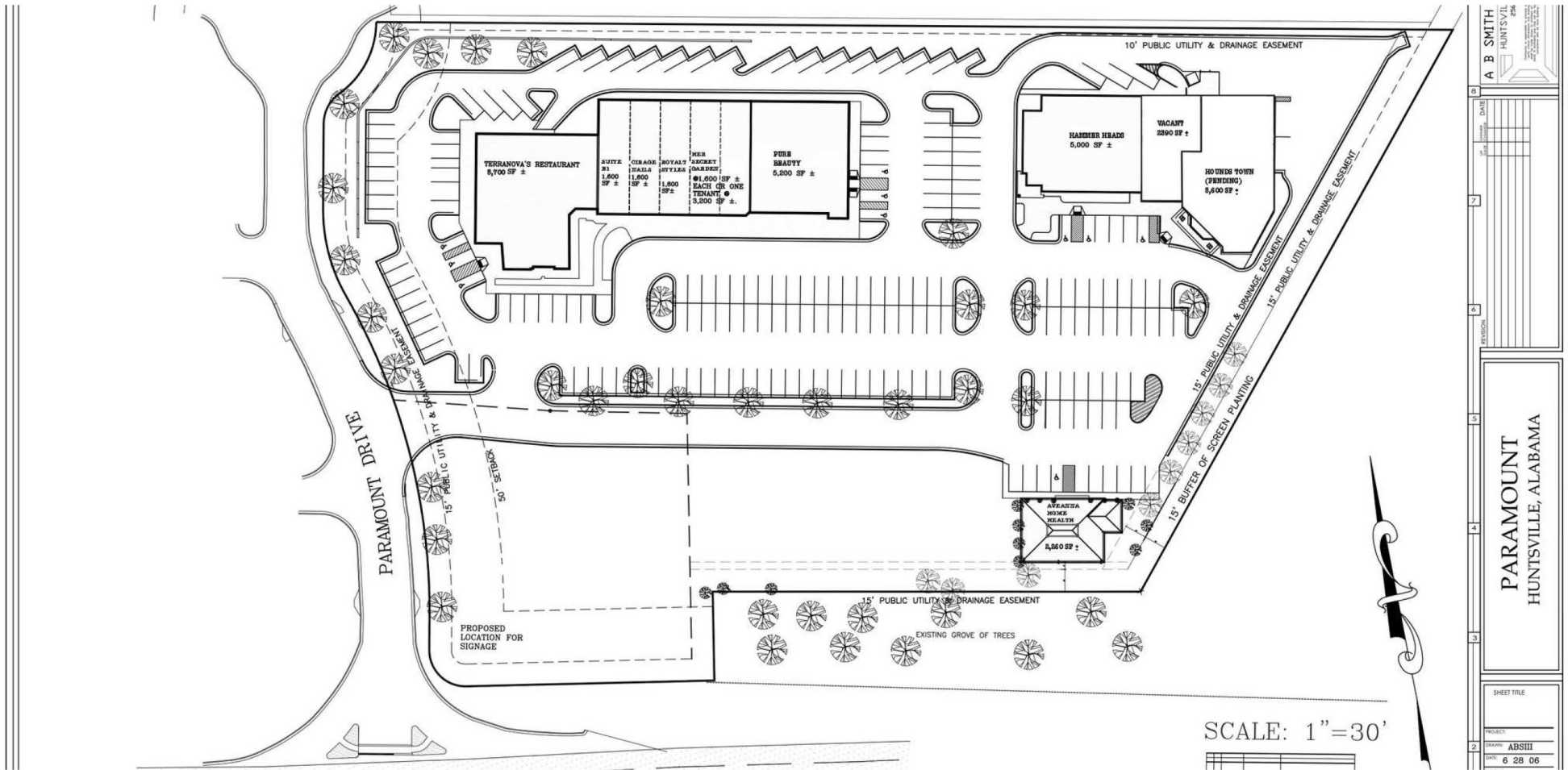


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# SITE MAP

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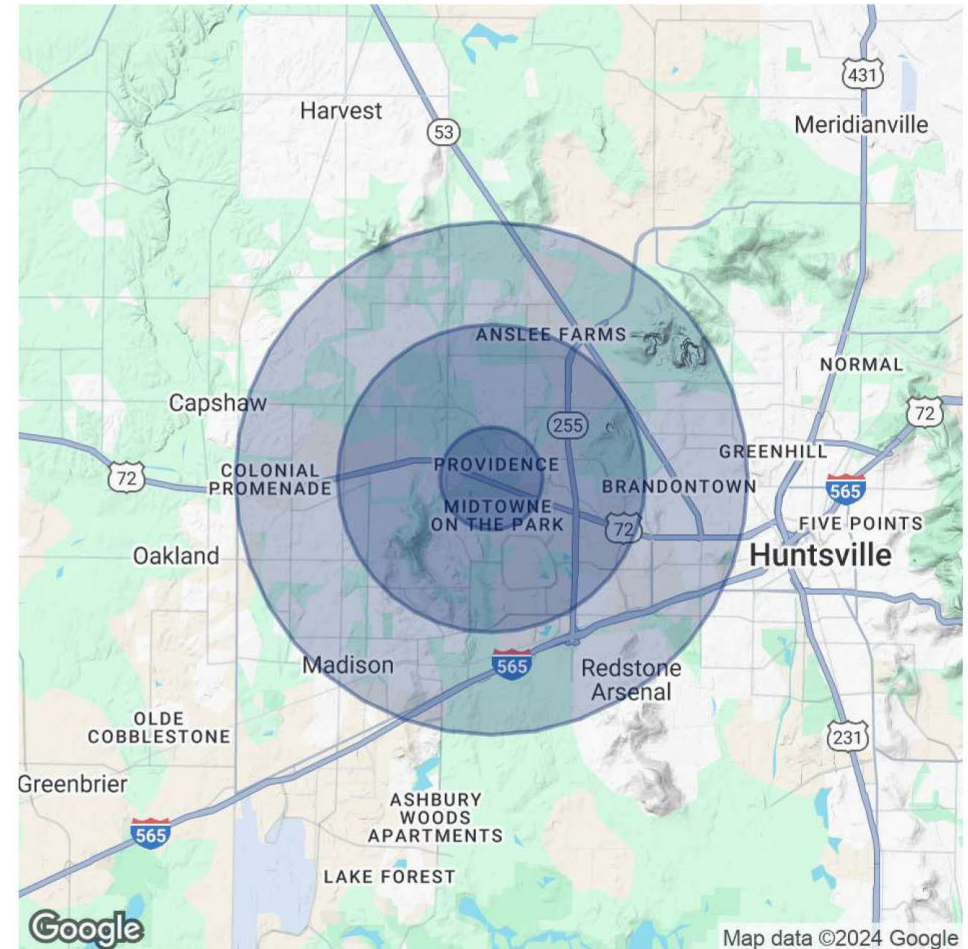
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,625	39,577	121,103
Average Age	39	40	39
Average Age (Male)	38	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,587	17,805	49,871
# of Persons per HH	1.8	2.2	2.4
Average HH Income	\$110,983	\$121,875	\$115,598
Average House Value	\$421,738	\$364,093	\$324,792

Demographics data derived from AlphaMap



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