

LEASE

PARAMOUNT PLACE SUITE G1 - G2

1420 Paramount Dr Huntsville, AL 35806



PROPERTY DESCRIPTION

Initial Year Base Rent is \$6.80/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:	\$6.80 SF/yr (Gross; NNN)
CAMs	\$3.65
Available SF:	5,127 SF
Lot Size:	209,159 SF

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

D. Scott McLain, JD, CCIM, CRE, CIPS

(256) 533-3414 x142



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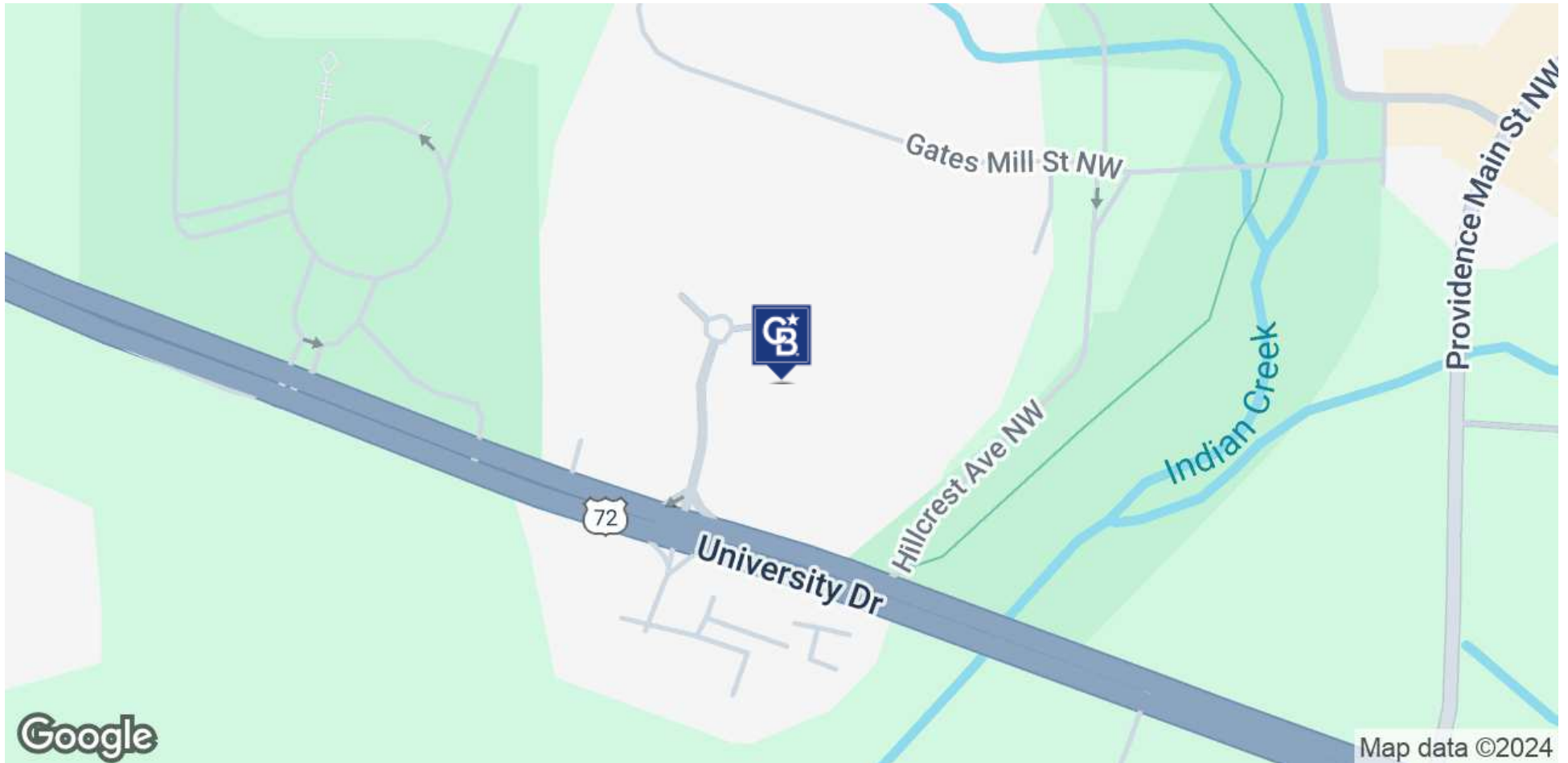


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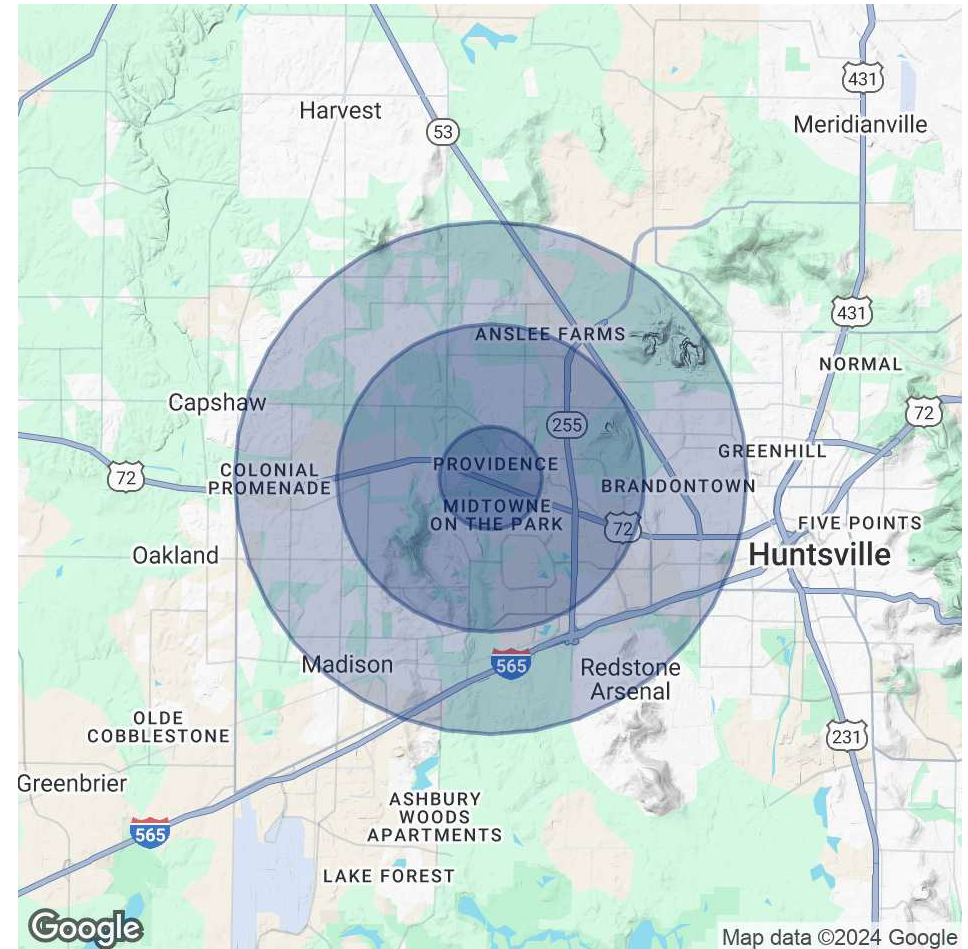
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,625	39,577	121,103
Average Age	39	40	39
Average Age (Male)	38	39	38
Average Age (Female)	41	41	40

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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