

# 117 Clinton Ave. - HUNTSVILLE, AL

RARE RETAIL SPACE FOR LEASE WITHIN CLINTON ROW



## PROPERTY HIGHLIGHTS

- Near major downtown retailers: U.G. White Mercantile, Pints & Pixels Arcade Bar, The Garage At Clinton Row, The Clinton Row Project, and The Avenue.
- Building has convenient separate entrance to second floor space.
- Located adjacent to a city parking deck, giving the building unparalleled ease and convenience for downtown shopping access.
- First floor includes optional patio space for restaurants.
- Property has a Walkability Index Score of 76 (Very Walkable).
- This is the last undeveloped property along Clinton Row.

## DEMOGRAPHICS

The Downtown Huntsville area has an average daytime business population of over 34,000 people and an average household income of over \$90,000 within a .75 mile radius of the site, millennials making up the overwhelming majority of that population.

## ABOUT THE PROPERTY

117 Clinton Avenue is a beautiful historical building currently undergoing renovation in the heart of the Downtown Huntsville's retail and entertainment corridor and is situated directly across the street from abundant parking in the city deck and Downtown's newest retail development, The Garage at Clinton Row.

## LOCATION

117 Clinton Ave.  
Huntsville, AL 35801  
34.731762 | -86.585966

## SPACE AVAILABLE

Unit A - 1,400 SF (First Floor)  
Unit B - 1,400 SF (Second Floor)

## PRICE

Please Call For Pricing Information

## FOR MORE INFORMATION CALL

Wesley Crunkleton/Anusha Alapati  
256-536-8809



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP

# PROPERTY RETAIL MAP



LUXURY LOFT LIVING



CULTURAL EPICENTER



VIBRANT NIGHTLIFE



THRIVING COMMUNITY

## DOWNTOWN HUNTSVILLE REVITALIZATION

Downtown Huntsville Inc. is committed to creating a vibrant, diverse and economically sustainable Downtown Huntsville. The organization focuses on cultivating the urban and economic environment by:

- Helping to master plan with the city to encourage a high-quality live, work, play community, focused on opportunity sites, redevelopment projects, and the development of commercial and retail businesses.
- Marketing & Public Relations
- Advocacy & Public Policy - State and local issues
- Philanthropy & Membership

Find out more at: [www.DowntownHuntsville.org](http://www.DowntownHuntsville.org)

## CURRENT DEVELOPMENTS IN DOWNTOWN

- **Twickenham Square** - \$100 million mixed-use development that includes 250 upscale apartments, a Homewood suites hotel, an 110,000 square foot medical office building, and a 33,000 square foot Publix anchored neighborhood shopping center
- **City Centre** - A mixed use development underway that includes a 235 room hotel, 10,000 SF of commercial space, 270 multi-family units and a 50,000 SF of retail shopping center
- **Belk-Hudson** - A luxury apartment building that recently completed 75 upscale loft apartment units in the heart of Downtown Huntsville