



OFFICE BUILDING FOR LEASE

INSPIRATION POINTE OFFICE SPACE

11365 Hwy 231/431 North, Meridianville, AL 35759



DEAN
Commercial Real Estate

2101 Clinton Avenue Suite 501
Huntsville, AL 35805
deancre.com

11365 HWY 231/431 NORTH, MERIDIANVILLE, AL 35759

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 665 SF

Lease Rate: \$900.00 per month (MG)

Lot Size: 1.51 Acres

Year Built: 2008

Building Size: 7,500 SF

Zoning: County

Market: Madison County

Submarket: Meridianville

PROPERTY OVERVIEW

There is one small space left in this well-kept property. It can be medical or professional office. Nice office facing the highway. Signage opportunities available.

LOCATION OVERVIEW

This property is located on Hwy 231/431 (North Memorial Parkway) just north of Huntsville. It has high visibility and is just minutes to Huntsville, Hazel Green or the Toyota Manufacturing Plant.



PRESENTED BY:

TERRI DEAN, CCIM

256.975.4716

terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

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AVAILABLE SPACES

LEASE TYPE | MG

TOTAL SPACE | 665 SF

LEASE TERM | Negotiable

LEASE RATE | \$900.00 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite F	-	2,500 SF	NNN	\$17.00 SF/yr	Private sewer fee is included in NNN fees which are extra.



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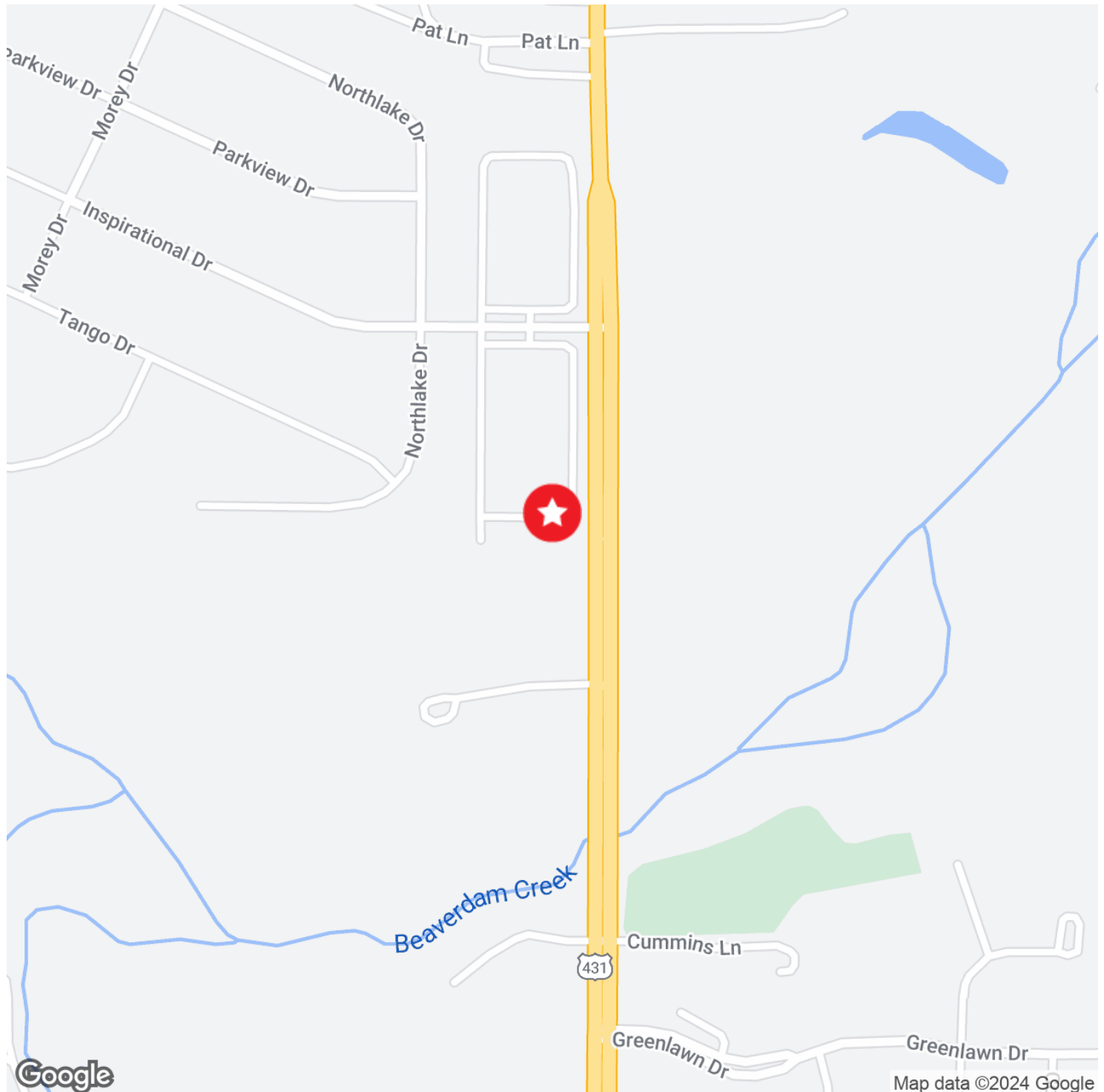
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LOCATION MAPS



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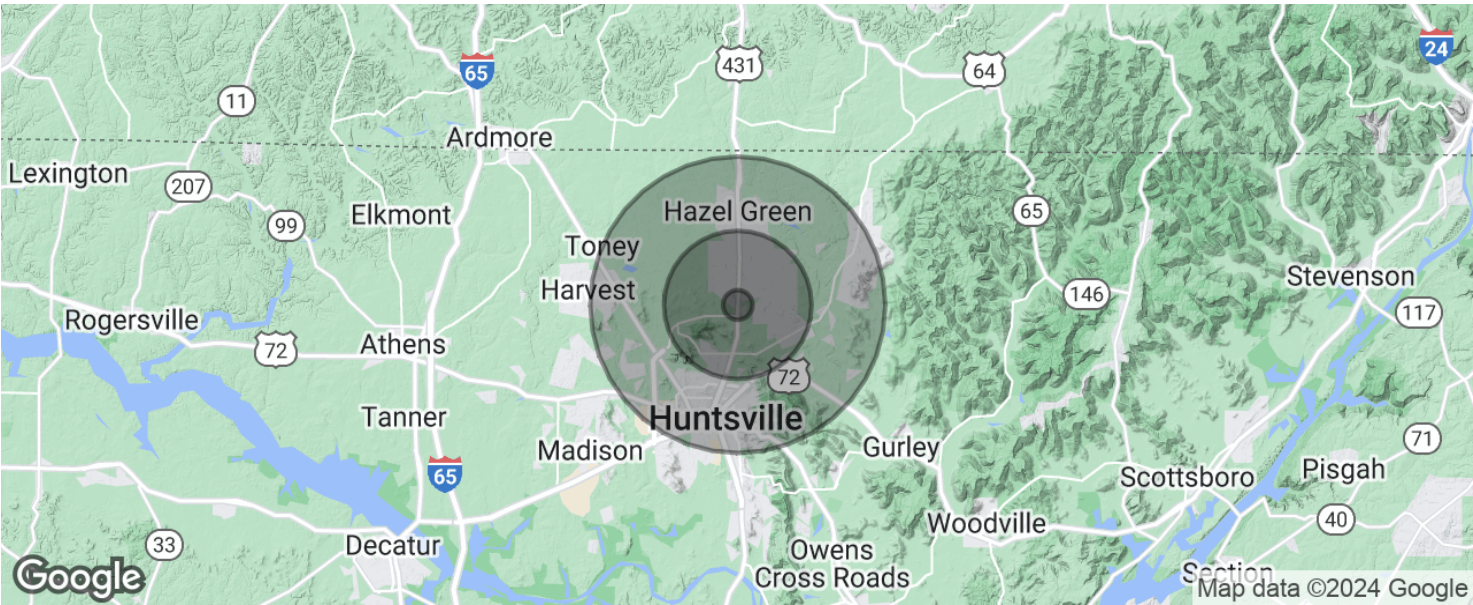
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	912	33,723	172,708
Median age	38.9	36.0	36.7
Median age (Male)	39.2	35.7	35.8
Median age (Female)	38.7	36.2	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	335	12,170	68,216
# of persons per HH	2.7	2.8	2.5
Average HH income	\$72,969	\$60,161	\$62,592
Average house value	\$175,761	\$174,535	\$206,991

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



TERRI DEAN, CCIM

Broker/Owner

terri@deancre.com

Direct: 256.975.4716

AL #68080

PROFESSIONAL BACKGROUND

Terri Dean is the Broker/Owner of Dean Commercial Real Estate, specializing in the sale and leasing of office/medical office properties as well as retail properties. She also specializes in hospitality and senior living facilities as well.

Terri's 17-year real estate career started out owning a residential company with her father, progressed to being a Qualifying Broker and running a nine-person office, to her current status of owning her own company.

The advantage of having been a licensed Administrator for Senior Living communities in Tennessee and Alabama gives her an extensive knowledge of this unique sector as well as a firm understanding of financial statements. Having grown up around the medical field where her father was a hospital administrator, Terri is comfortable with all aspects of the medical business world as well.

Dean Commercial Real Estate was founded on the principles of honesty and integrity as well as customer service. Terri believes in hard work and dedication to principles and is passionate about delivering top notch service.

EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

MEMBERSHIPS

Alabama CCIM Chapter

Enable Madison County - Immediate Past President of the Board of Directors

Better Business Bureau of North Alabama Board of Directors

Madison Chamber of Commerce

Huntsville/Madison County Chamber of Commerce

National Society Daughters of the American Revolution

National Society United States Daughters of 1812



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