



**RETAIL PROPERTY FOR LEASE**

# **MARKETPLACE**

5732 Highway 431 S, Brownsboro, AL 35741



**DEAN**  
Commercial Real Estate

2101 Clinton Avenue Suite 501  
Huntsville, AL 35805  
[deancre.com](http://deancre.com)



5732 HIGHWAY 431 S, BROWNSBORO, AL 35741

# MARKETPLACE



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EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	1,450 - 4,415 SF
Lease Rate:	\$17.00 - 18.00 SF/yr (NNN)
Lot Size:	1.09 Acres
Year Built:	1950
Building Size:	19,000 SF
Renovated:	2023
Zoning:	C4
Market:	South Huntsville
Submarket:	Hampton Cove
Traffic Count:	30,400

## PROPERTY OVERVIEW

Spaces are going fast. There is restaurant space, office space and space that can be retail or office. Spaces will be built out custom or tenant can do their own build out with TI allowance available.

## LOCATION OVERVIEW

Once a quiet, rural collection of back roads, Hampton Cove has spent the last twenty years rapidly developing into one of the largest suburbs in the Huntsville metropolitan area. Rapid building of new homes brings the need for services and retail for the influx of people. This site has great visibility on Highway 431.

Unemployment inside the Huntsville metro as of January 2023 was 2.0% with employment faring better than the U.S. as a whole. Population is increasing and workers from outside the metro area are commuting to fill local jobs. The major drivers of Huntsville include Redstone Arsenal, Cummings Research Park, the Port of Huntsville, and several industrial and business parks. The strong economy, extensive customer base, and industrial capacity keep Huntsville at the top of the list for new projects.



## 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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LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,450 - 4,415 SF	Lease Rate:	\$17.00 - \$18.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C	Available	1,450 SF	NNN	\$17.00 SF/yr	-
Suite D	Available	3,300 SF	NNN	\$18.00 SF/yr	This is the center area of the building.
Suite E	Available	4,415 SF	NNN	\$18.00 SF/yr	This is a restaurant/cafe space.
Suite F	Available	1,530 SF	NNN	\$18.00 SF/yr	Small office space.



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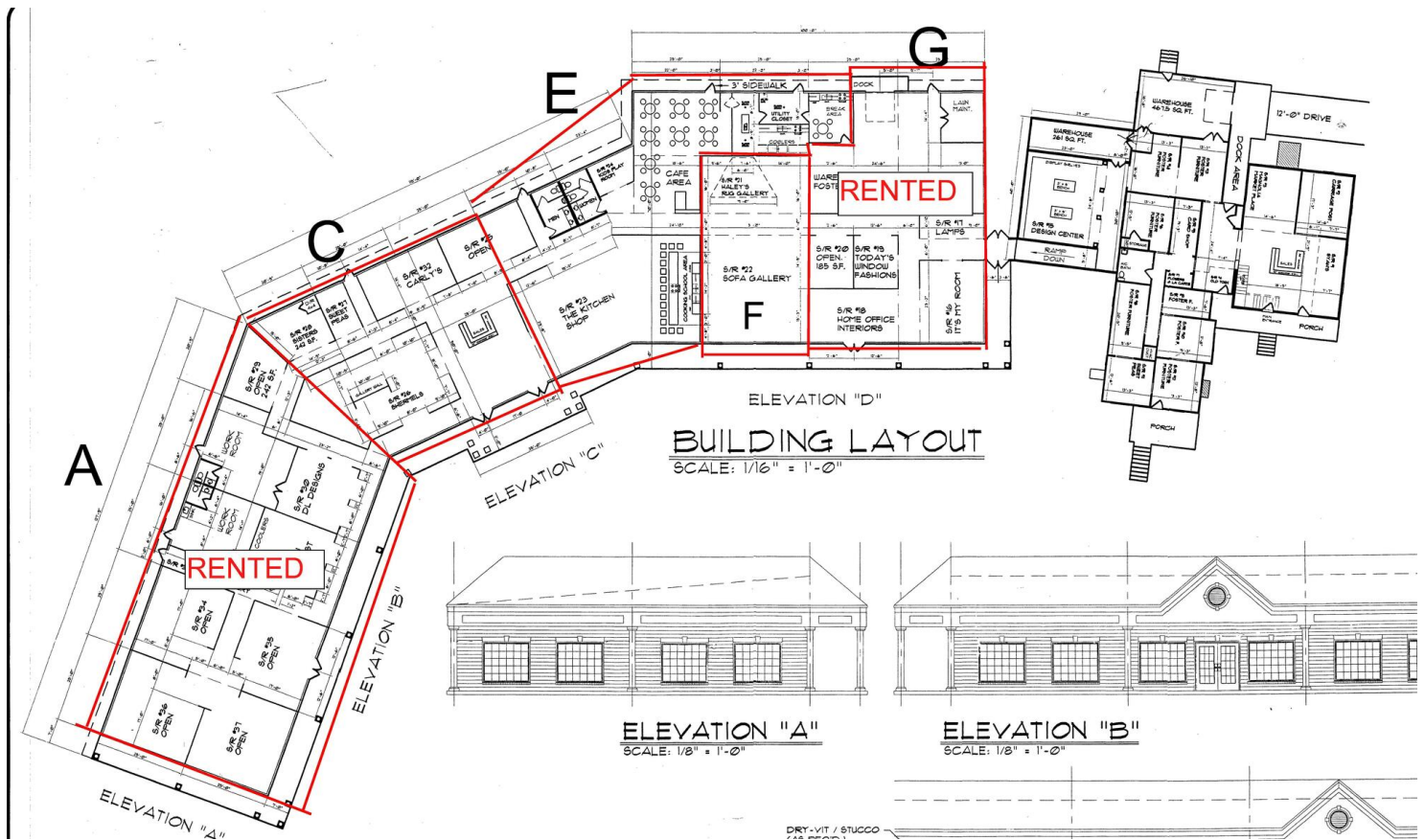
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FLOOR PLANS



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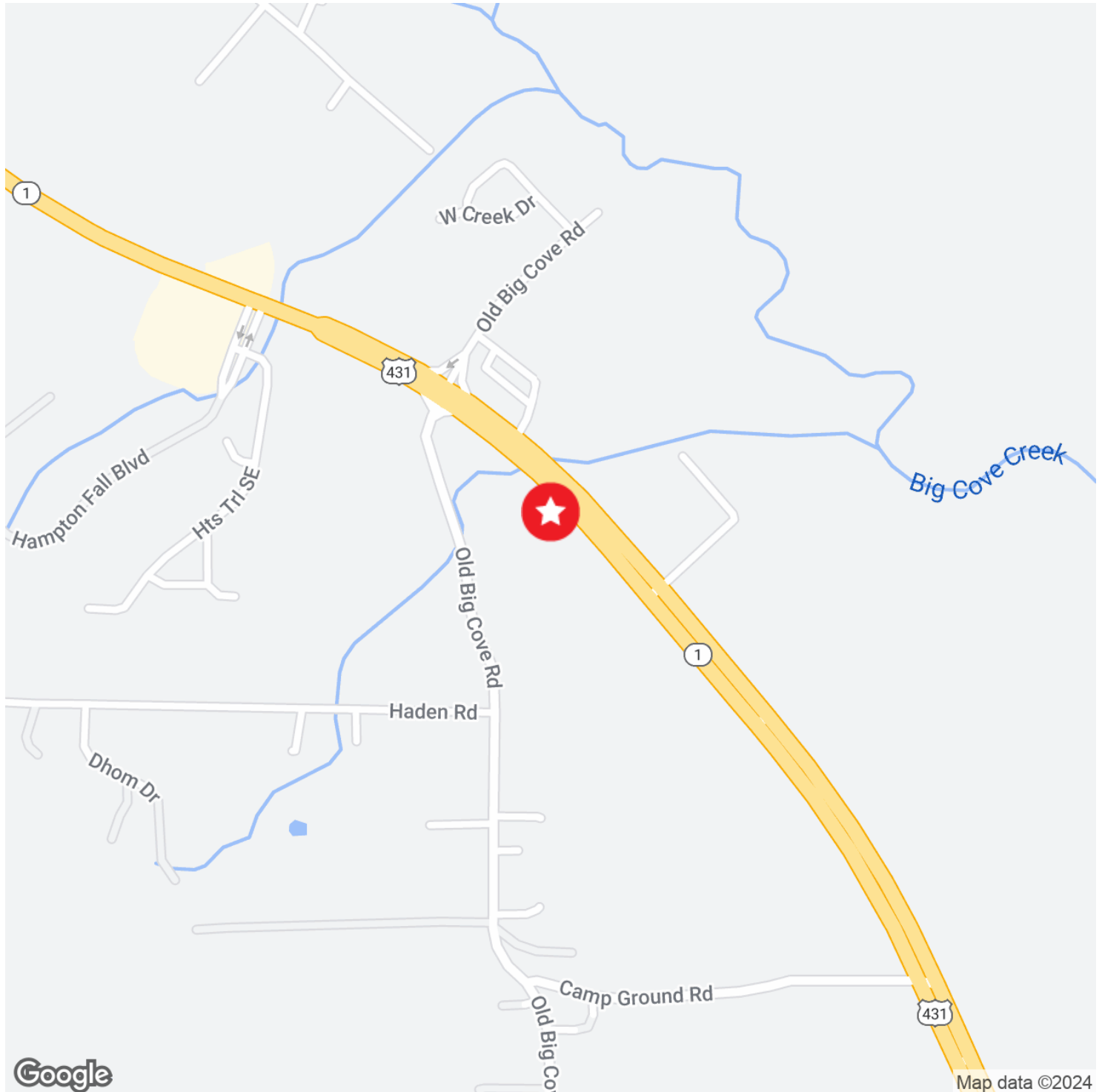
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# MARKETPLACE



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LOCATION MAP



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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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