

6945 UNIVERSITY DRIVE, HUNTSVILLE, AL 35806

# INDIAN CREEK VILLAGE



RETAIL PROPERTY FOR LEASE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Lot Size: 0.94 Acres

Year Built: 2004

Building Size: 13,000 SF

Zoning: C4

Market: West Huntsville

Traffic Count: 48,000

## PROPERTY OVERVIEW

There is one space available in this busy center. Join a great mix of office and retail tenants with easy access to both Huntsville and Madison's new development. There is plenty of parking and signage options are available.

## LOCATION OVERVIEW

This property is conveniently located inside the Huntsville City limits but just minutes to Madison. It is next to the newly built Capital Park at 72 West Apartments and just east of the Kroger at Jeff Road. It offers great visibility from the highway and is minutes to Cummings Research Park, the new MidCity Huntsville development and the Village of Providence.



PRESENTED BY:

**TERRI DEAN, CCIM**

256.975.4716

[terri@deancre.com](mailto: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.



6945 UNIVERSITY DRIVE, HUNTSVILLE, AL 35806

# INDIAN CREEK VILLAGE



RETAIL PROPERTY FOR LEASE

ADDITIONAL PHOTOS



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.

6945 UNIVERSITY DRIVE, HUNTSVILLE, AL 35806

# INDIAN CREEK VILLAGE



RETAIL PROPERTY FOR LEASE

AVAILABLE SPACES

Lease Rate: NEGOTIABLE      Total Space  
Lease Type:      Lease Term: 2 - 5 years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
6945 Highway 72 W	Strip Center	\$15.00 SF/YR	Modified Gross	2,500 SF	24+	Mostly open space with office and 2 restrooms.



DEAN  
Commercial Real Estate

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.



6945 UNIVERSITY DRIVE, HUNTSVILLE, AL 35806

# INDIAN CREEK VILLAGE



RETAIL PROPERTY FOR LEASE

LOCATION MAPS



**DEAN**  
Commercial Real Estate

PRESENTED BY:

**TERRI DEAN, CCIM**

256.975.4716

[terri@deancre.com](mailto: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.

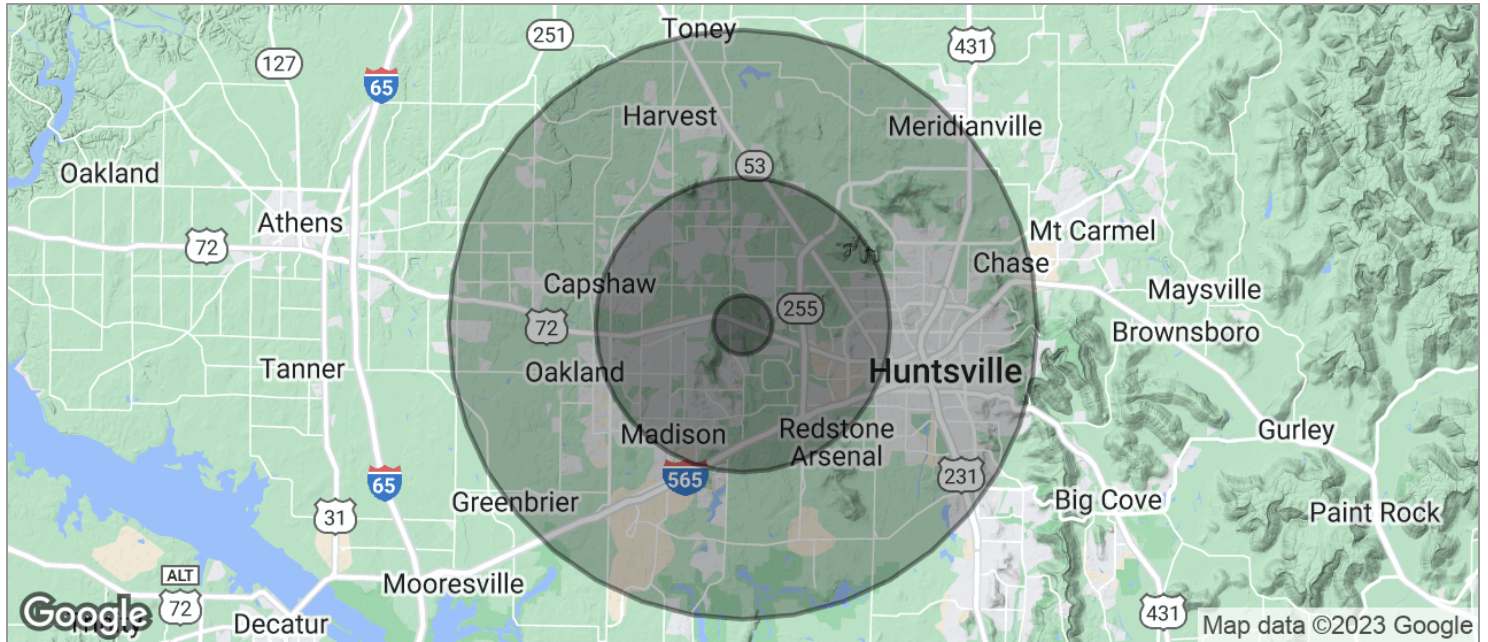
6945 UNIVERSITY DRIVE, HUNTSVILLE, AL 35806

# INDIAN CREEK VILLAGE



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP



## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,149	82,409	229,284
MEDIAN AGE	32.4	35.1	35.1
MEDIAN AGE (MALE)	32.6	34.6	34.0
MEDIAN AGE (FEMALE)	34.3	35.2	35.8

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,278	31,637	89,141
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$84,611	\$87,327	\$68,406
AVERAGE HOUSE VALUE	\$365,768	\$248,932	\$225,828

\* Demographic data derived from 2020 ACS - US Census



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.

# INDIAN CREEK VILLAGE



RETAIL PROPERTY FOR LEASE

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



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.