

University Place Shopping Center

6125 University Drive, Huntsville, AL 35806

Space Available



Property Overview

University Place Shopping Center is conveniently located on University Drive in the main retail hub of Huntsville, across from Wal Mart Supercenter and Target, and also on the northern edge of Cummings Research Park, the second largest research park in the U.S. The property enjoys above average demographics in a 3, 5 and 10 mile trade area. Current tenants include Burlington Coat Factory, Citi Financial, Armed Forces Recruiting, and many other tenants including food establishments, such as Nothing But Noodles, Subway and Phil Sandoval's Mexican Restaurant. There are two anchor spaces and several in-line spaces immediately available, as well as a remaining 1 acre out parcel available for lease between two new restaurants.

Property Details

- ▶ In-Line Spaces: 1,013 SF to 9,880 SF
3,592 existing restaurant space
- ▶ Anchor Spaces: 22,463 SF
46,513 SF (Divisible)
- ▶ 1 acre for lease between a new Zaxby's and Cheddar's Casual Café
- ▶ Features : Adequate Parking
Desirable Location
Easy Access
- ▶ Call for lease rates

Contact Information :

Nathan Huffman
nhuffman@mclaincommercial.com
Phone : (256) 533-3414 Ext. 140



MCLAIN REAL ESTATE

www.mclaincommercial.com

228 Holmes Avenue, Suite 200, Huntsville, Alabama 35801
(256) 533-3414

University Place Shopping Center
6125 University Drive, Huntsville, AL 35806

Space Available

Huntsville Recognition

STANDARD & POOR'S

The City of Huntsville receives Standard & Poor's highest possible "AAA" bond rating for strength of the local economy

- Standard & Poor's, January 2009

Forbes

Madison County named the country's Best Place to Live to weather the economy

- Forbes, November 2008



Huntsville named one of the Top 5 Best Performing Cities in the Country

- Milken Institute, September 2008

SmartMoney

THE WALL STREET JOURNAL MAGAZINE

Huntsville named one of America's Top 5 Cities for Job Opportunities

- SmartMoney.com, September 2008

STAFFINGINDUSTRY ANALYSTS, INC.

Huntsville named one of the country's Top 5 Engineering and Design Markets

Staffing Industry Analysts, Inc., July 2008

YAHOO! hotjobs™

Huntsville named one of 10 Great Cities for Salary Growth

- Yahoo! hotjobs, January 2009

BusinessWeek

Huntsville named one of the Top 50 Best Places to raise children in the U.S.

- BusinessWeek, November 2008

EXPANSION[®]

Manufacturing and Technology SOLUTIONS

Huntsville named one of the Top 5 locations in the U.S. for aerospace companies

- Expansion Solutions, October/November 2008

U.S. News

A WORLD REPORT
usa.news.com

Huntsville named one of the country's 10 Best Cities for Job-seeking Retirees

- U.S. News & World Report, September 2008



Huntsville named the #1 Mid-Market in the South

- Southern Business & Development, August 2008

Inc.com

Huntsville named one of America's Top 5 Mid-Sized Cities for Doing Business

- Inc.com, July 2008

Contact Information :

Nathan Huffman
nhuffman@mclaincommercial.com
Phone : (256) 533-3414 Ext. 140



MCLAIN REAL ESTATE

www.mclaincommercial.com

228 Holmes Avenue, Suite 200, Huntsville, Alabama 35801
(256) 533-3414

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.

University Place Shopping Center

6125 University Drive, Huntsville, AL 35806

Space Available



DEMOGRAPHICS

	3 Mile	5 Mile	10 mile
2007 Total Population	30,319	97,052	220,550
2007 Total Households	12,986	36,694	90,746
2007 Average HH Income	\$59,508	\$59,800	\$67,575

Contact Information :

Nathan Huffman
 nhuffman@mclaincommercial.com
 Phone : (256) 533-3414 Ext. 140



MCLAIN REAL ESTATE

www.mclaincommercial.com

228 Holmes Avenue, Suite 200, Huntsville, Alabama 35801
 (256) 533-3414

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.

University Place Shopping Center

6125 University Drive, Huntsville, AL 35806

Space Available



22,463 Square Feet

Anchor
Spaces
Available



46,513 Square Feet
Divisible

Contact Information :

Nathan Huffman
nhuffman@mclaincommercial.com
Phone : (256) 533-3414 Ext. 140



MCLAIN REAL ESTATE

www.mclaincommercial.com

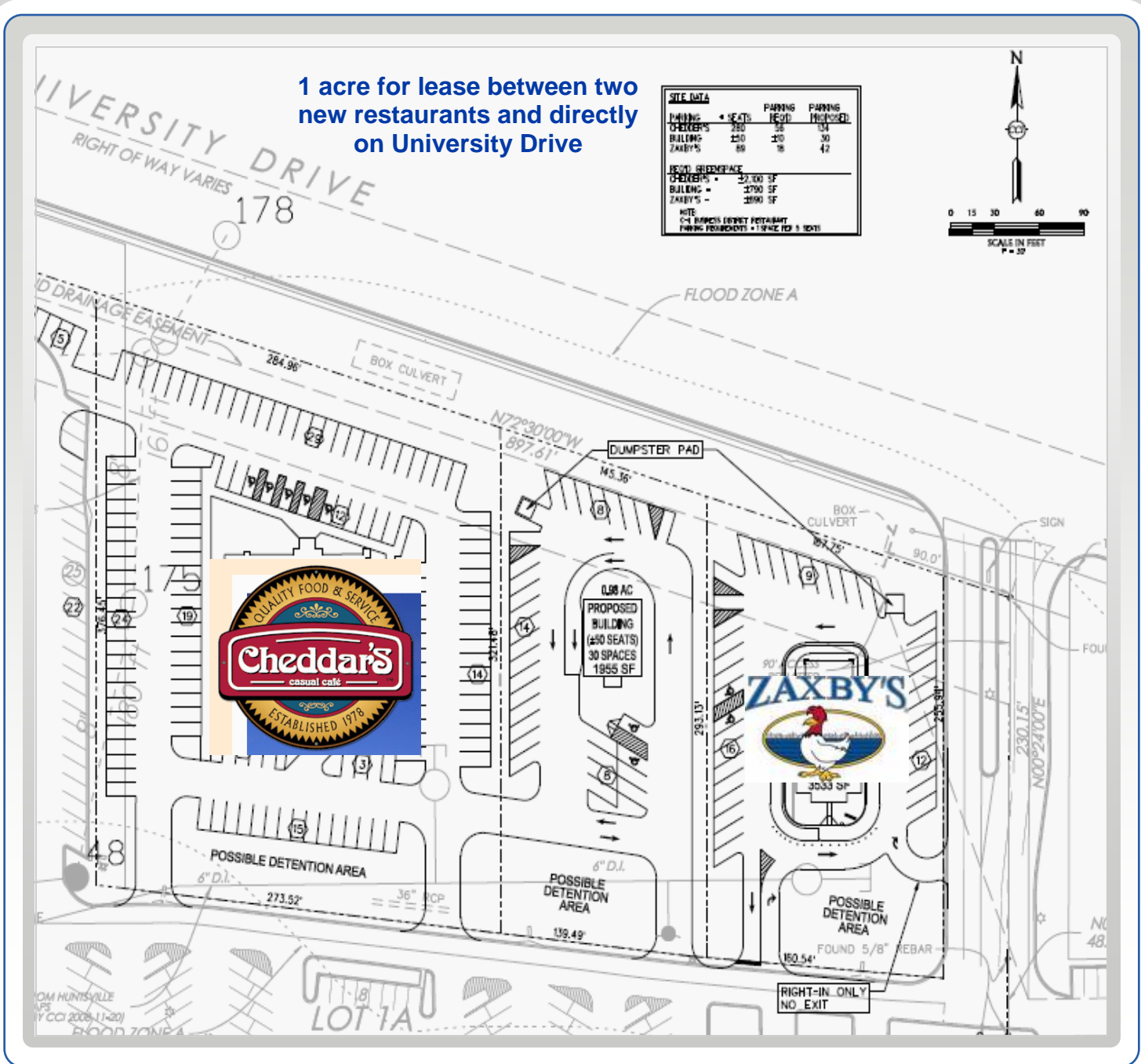
228 Holmes Avenue, Suite 200, Huntsville, Alabama 35801
(256) 533-3414

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.

University Place Shopping Center

6125 University Drive, Huntsville, AL 35806

Space Available



Contact Information :

Nathan Huffman
 nhuffman@mclaincommercial.com
 Phone : (256) 533-3414 Ext. 140



MCLAIN REAL ESTATE

www.mclaincommercial.com

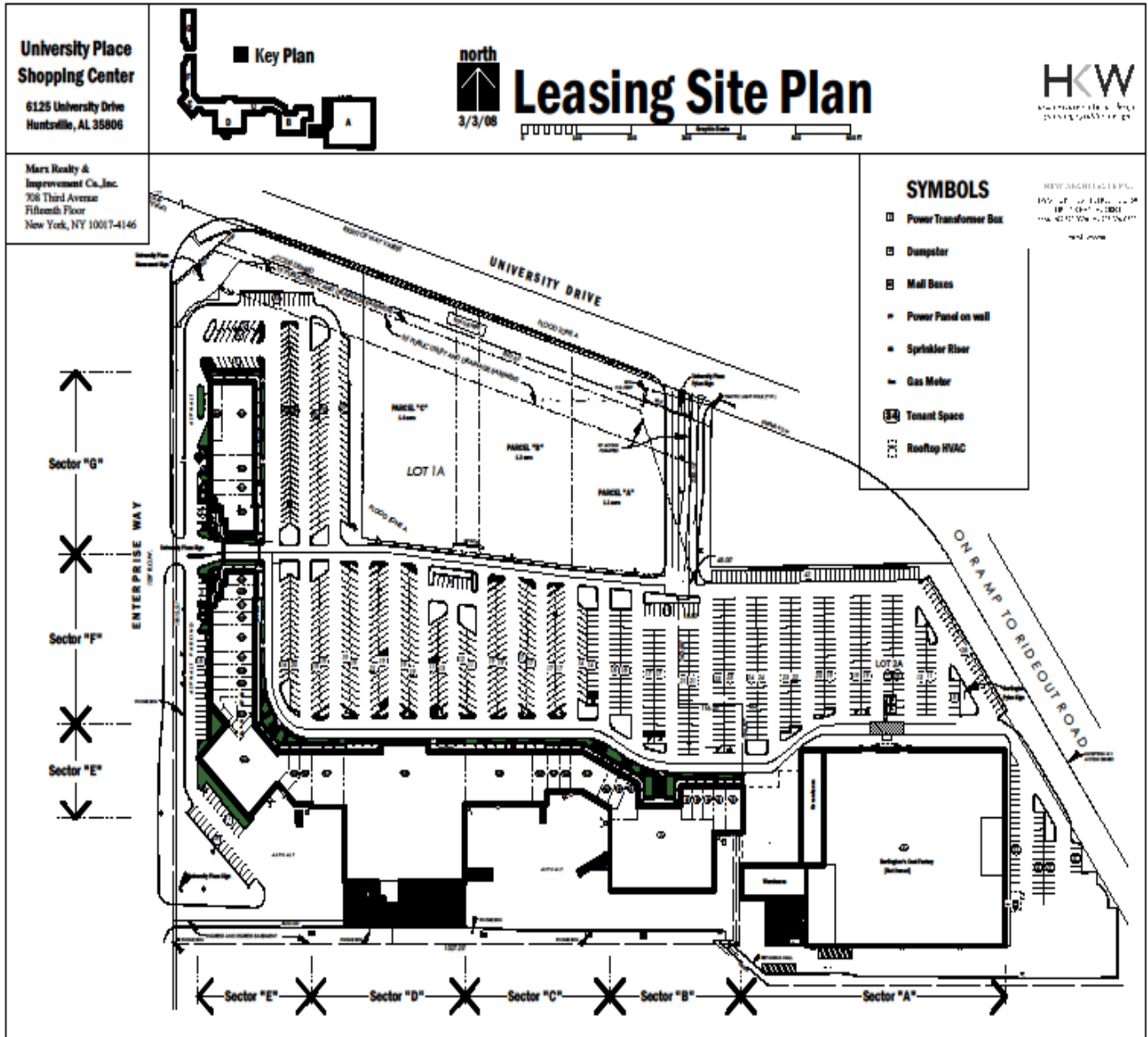
228 Holmes Avenue, Suite 200, Huntsville, Alabama 35801
 (256) 533-3414

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.

University Place Shopping Center

6125 University Drive, Huntsville, AL 35806

Space Available



Contact Information :

Nathan Huffman
nhuffman@mclaincommercial.com
Phone : (256) 533-3414 Ext. 140



MCLAIN REAL ESTATE

www.mclaincommercial.com

228 Holmes Avenue, Suite 200, Huntsville, Alabama 35801
(256) 533-3414

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.

University Place Shopping Center

6125 University Drive, Huntsville, AL 35806

Space Available

3/3/08

Tenant List June 2009

2009 JUN 10 10:24 AM
New York, NY 10013-2416

Space	Tenant	Area SF	Space	Tenant	Area SF
①	Burlington's Coat Factory	102,817	⑳	88 Kitchen Buffet	13,232
②	Ranstad	2,308	㉑ (a)	Air Force Recruiting	(512)
③	Vacant	1,413	㉑ (b)	Marine Recruiting	(884)
④	Cati's Alterations	1,013	㉑ (c)	Navy Recruiting	(1,075)
⑤	Vacant	1,013	㉑ (d)	Army Recruiting	(1,381)
⑥	Vacant	1,047	㉒	Vacant	1,610
⑦	Vacant	22,463	㉓	Citi Financial	1,610
⑧	Vacant	1,970	㉔	Vacant	1,610
⑨	Rose's Nails	1,076	㉕	Eyemart	3,220
⑩	Vacant	1,113	㉖	Vacant	1,610
⑪	Vacant	3,592	㉗	Vacant	1,532
⑫	Vacant	1,213	㉘	Subway	1,419
⑬	Vacant	1,456	㉙	Consignment Shop	1,110
⑭	Vacant	2,133	㉚	Nothing But Noodles	3,890
⑮	Vacant	9,880	㉛	T-Mobile	1,606
⑯	Vacant	46,513	㉜	OI Heidelberg	3,213
㉑	Vacant	5,137	㉝	Phil Sandovals	7,188
㉒	Red Wing Shoes	2,199	㉞	Sandovals Drive-Thru	1,830
㉓	Vacant	1,386			

Contact Information :

Nathan Huffman
 nhuffman@mclaincommercial.com
 Phone : (256) 533-3414 Ext. 140



MCLAIN REAL ESTATE

www.mclaincommercial.com

228 Holmes Avenue, Suite 200, Huntsville, Alabama 35801
 (256) 533-3414

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.