



OFFICE / MEDICAL PROPERTY FOR LEASE

229 East Side Square

229 EASTSIDE SQ
HUNTSVILLE, AL 35801



OFFERING SUMMARY

Building SqFt	4,045 SqFt
Year Built	1976
Lot Size (SF)	4,166.00 SqFt
Parcel ID	14-07-36-3-004-018.000
Zoning Type	Commercial
County	Madison
Frontage	42.00 Ft
Coordinates	34.730402,-86.584186

PROPERTY OVERVIEW

The ground-level office space at 229 East Side Square offers elegant, formal office spaces on the city square, surrounded by some of Huntsville's most highly rated restaurants and eclectic shops. The beautiful downtown setting is a vibrant and convenient working setting, close to museums, concert venues, and easy access to Interstate 565.

PROPERTY HIGHLIGHTS

- Truly capturing the essence and energy of one of the country's most bustling downtown areas, 229 East Side Square features shared lobby, conference room, restrooms, and kitchen/coffee bar.
- The entire first floor of the space is available at \$2500/month. 1425 SF.
Half the floor can be leased at \$1250/month, 712 SF. The lease rate of \$21/SF is full service, including taxes, owner's insurance, maintenance, utilities, and once per week janitorial services.



Coldwell Banker Commercial
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,608	59,863	111,917
2010 Population	7,328	59,904	115,629
2022 Population	7,691	62,013	121,781
2027 Population	8,223	63,911	126,113
2022-2027 Growth Rate	1.35 %	0.6 %	0.7 %
2022 Daytime Population	25,322	87,567	202,687

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	733	4,799	8,381
\$15000-24999	390	3,906	7,360
\$25000-34999	246	3,222	6,239
\$35000-49999	262	3,434	6,594
\$50000-74999	345	3,820	7,665
\$75000-99999	304	2,561	4,810
\$100000-149999	482	3,328	5,749
\$150000-199999	229	1,424	2,681
\$200000 or greater	374	1,616	2,724
Median HH Income	\$ 52,833	\$ 43,215	\$ 43,285
Average HH Income	\$ 96,598	\$ 75,638	\$ 73,793

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,126	27,151	47,799
2010 Total Households	2,811	26,929	49,245
2022 Total Households	3,365	28,110	52,203
2027 Total Households	3,658	29,078	54,404
2022 Average Household Size	1.97	2.11	2.17
2022 Owner Occupied Housing	1,531	14,133	25,643
2027 Owner Occupied Housing	1,552	14,619	26,578
2022 Renter Occupied Housing	1,834	13,977	26,560
2027 Renter Occupied Housing	2,106	14,458	27,826
2022 Vacant Housing	584	3,251	6,164
2022 Total Housing	3,949	31,361	58,367



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GROSS INTERNAL AREA
FLOOR 1: 1425 sq. ft., FLOOR 2: 1425 sq. ft.
FLOOR 3: 1425 sq. ft.
TOTAL: 4275 sq. ft.



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