

3306 GOVERNORS DRIVE SW
HUNTSVILLE, ALABAMA 35805

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CLASS A OFFICE/RETAIL SPACE FULLY RENOVATED IN 2025



**Capstone
Commercial**



LOCATION

3306 Governors Drive SW
Huntsville, Alabama 35805



SPACE AVAILABLE

Class A Office/Retail Space
Fully Renovated in 2025
Suite 3306 - 4,349 SF



PRICE

CALL FOR PRICING

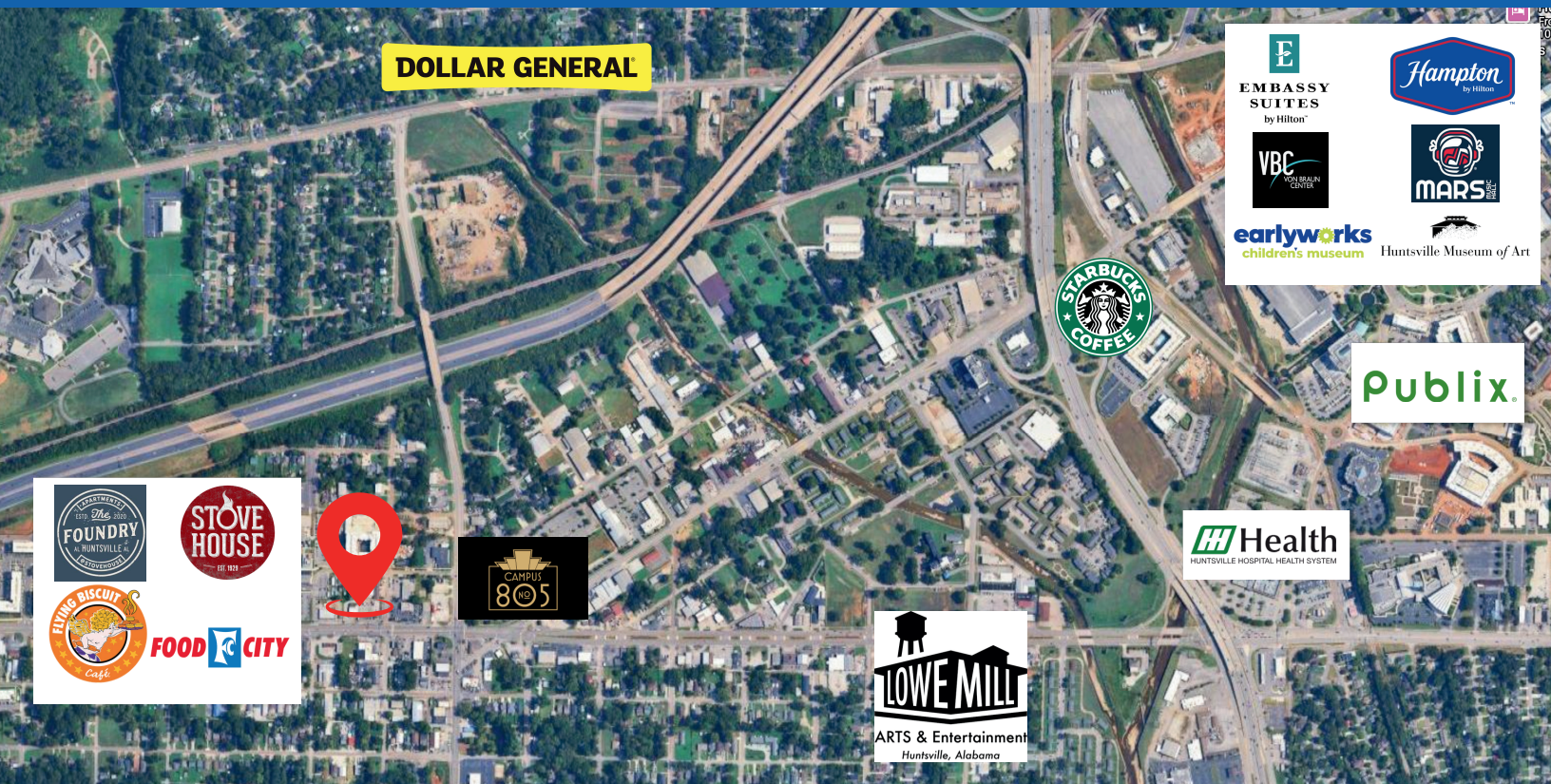
PROPERTY OVERVIEW

A high-quality renovated Class A commercial space located within an established plaza along the rapidly developing Governors Drive corridor. Completely renovated in 2025, this suite offers modern construction, premium finishes, and flexible functionality suitable for retail or office users. The space is currently configured as office but can easily accommodate a wide range of professional, service, or customer facing operations.

PROPERTY HIGHLIGHTS

- Class A renovation completed in 2025 with modern systems, finishes, and exterior updates
- Located within an established commercial plaza with shared parking
- Flexible layout includes a reception area, 11 offices, 2 Conference rooms, kitchen, two handicap accessible restrooms and large open flexible area for variety of office/retail uses
- Prime visibility along Governors Drive with strong daily traffic counts
- One block from Stovehouse, near Campus 805, and the Medical District
- Move in ready with contemporary design and professional curb appeal
- Convenient access to Downtown Huntsville, Memorial Parkway, and I 565

AREA MAP



LOCATION ADVANTAGE

Positioned one block from Stovehouse, one of Huntsville's most vibrant mixed use destinations, the property benefits from strong traffic, steady foot activity, and proximity to restaurants, entertainment, and established commercial businesses. The plaza setting provides shared parking, built in visibility, and synergy with neighboring tenants. Governors Drive continues to experience significant reinvestment, making this location ideal for tenants seeking visibility and long term growth.

DEMOGRAPHICS

1-Mile 3-Miles 5-Miles

Population	8,931	66,208	123,354
Households	4,258	29,743	54,785
Avg HH Income	\$50,023	\$75,563	\$83,284



Capstone Commercial

FOR MORE INFORMATION:

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Huntsville continues to rank as one of the nation's fastest-growing mid-sized cities, supported by steady residential expansion, rising household incomes, and a diverse employment base. Major federal and defense investments—including the FBI's growing campus, Redstone Arsenal, Space Command—related missions, and a strong tech and engineering sector—drive consistent daytime population and long-term economic stability. The market features a healthy mix of national retailers, local operators, and expanding mixed-use districts such as Stovehouse, Campus 805, and Downtown. This growth supports strong demand for well-located retail and office space along key corridors like Governors Drive.



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