

**FOR LEASE**

# Flex/Retail Building

3055 Leeman Ferry Rd SW | Huntsville, AL 35801

**~7,020 Sq Ft**  
**Call For Pricing**



## Location



## Property Highlights

- Office/Retail + Warehouse Mix
- Roll Up Door & Side Load Dock Well
- Mixed-use flexibility: office, showroom, light manufacturing, food prep, contractor/shop
- Ideal for light industrial, e-commerce fulfillment, showroom + warehouse, service contractor, bakery/food prep, etc
- Convenient to Downtown, Medical District, and Redstone Arsenal Gate 1, Stadium Commons, Wicks Stadium

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**NAI Chase Commercial**

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804

[www.chasecommercial.com](http://www.chasecommercial.com)



**FREEDOM**  
REAL ESTATE & CAPITAL, LLC

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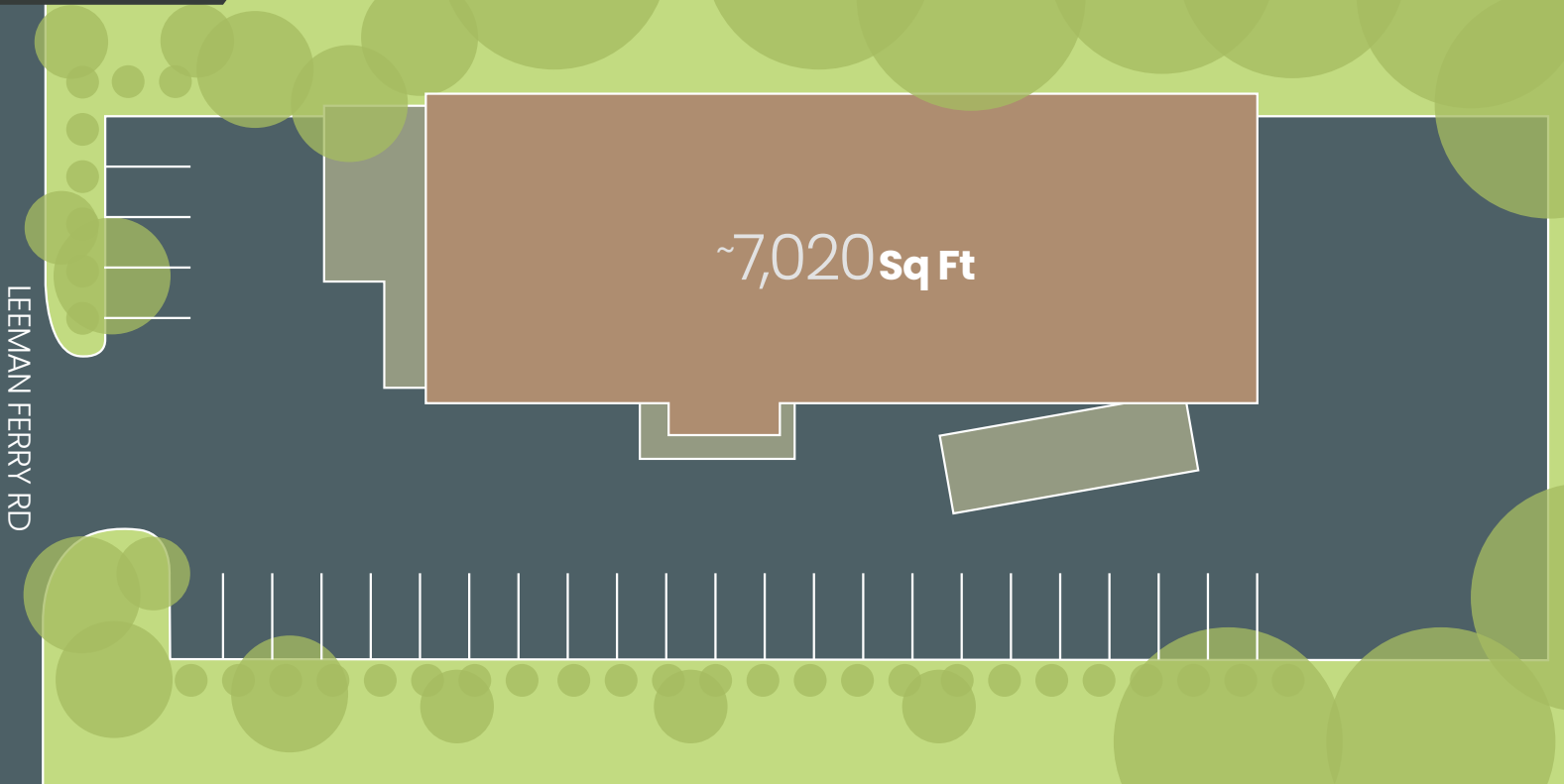
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## Site Plan



## Location Information

Located just off Memorial Parkway with immediate access to I-565, the property provides quick connectivity to Huntsville's industrial, aerospace, and business hubs. The Leeman Ferry corridor is a proven destination for flex and industrial tenants due to its central location,

strong daytime population, and proximity to South Parkway retail and MidCity. Users benefit from excellent accessibility, high visibility, and an established commercial environment with steady demand for small-to-mid-size flex spaces.

## More Information



To see other available properties, check out our listings at [chasecommercial.com](http://chasecommercial.com) or scan the QR code on your mobile device.

## Demographic Information

	Population	Total Households	Average HH Income
1.0 Mile	4,931	2,381	\$83,856
3.0 Miles	57,761	25,727	\$95,152
5.0 Miles	112,137	49,615	\$91,860

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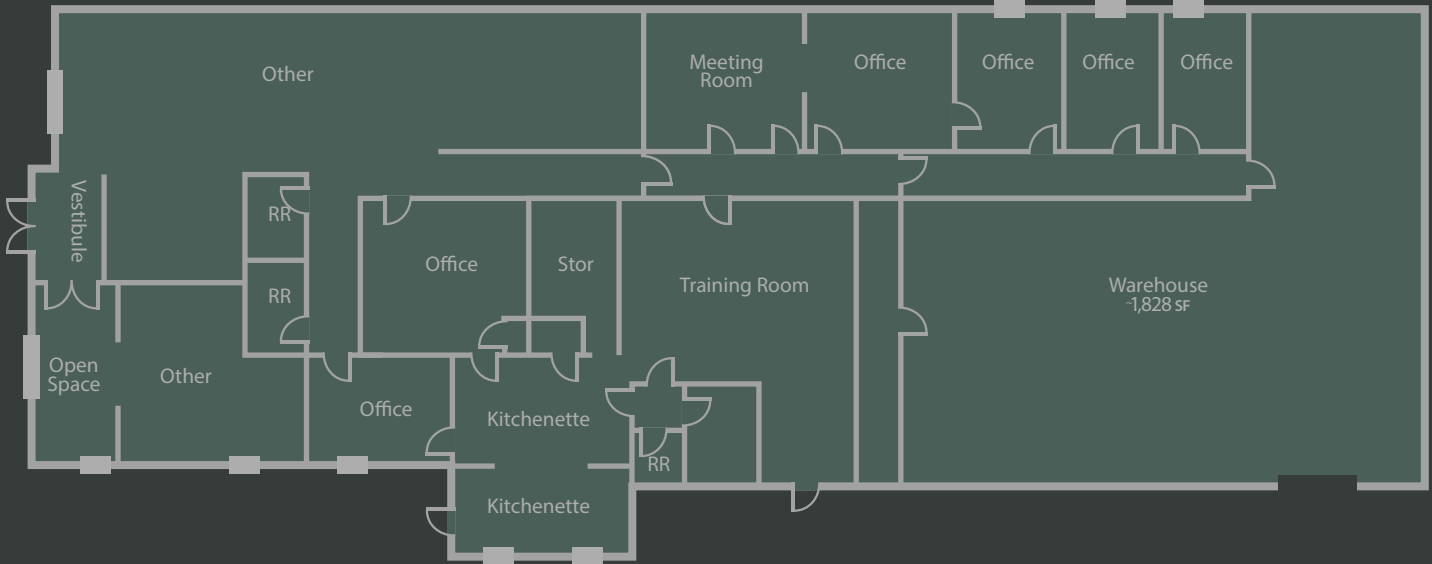
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## Floor Plan



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## Contact Information

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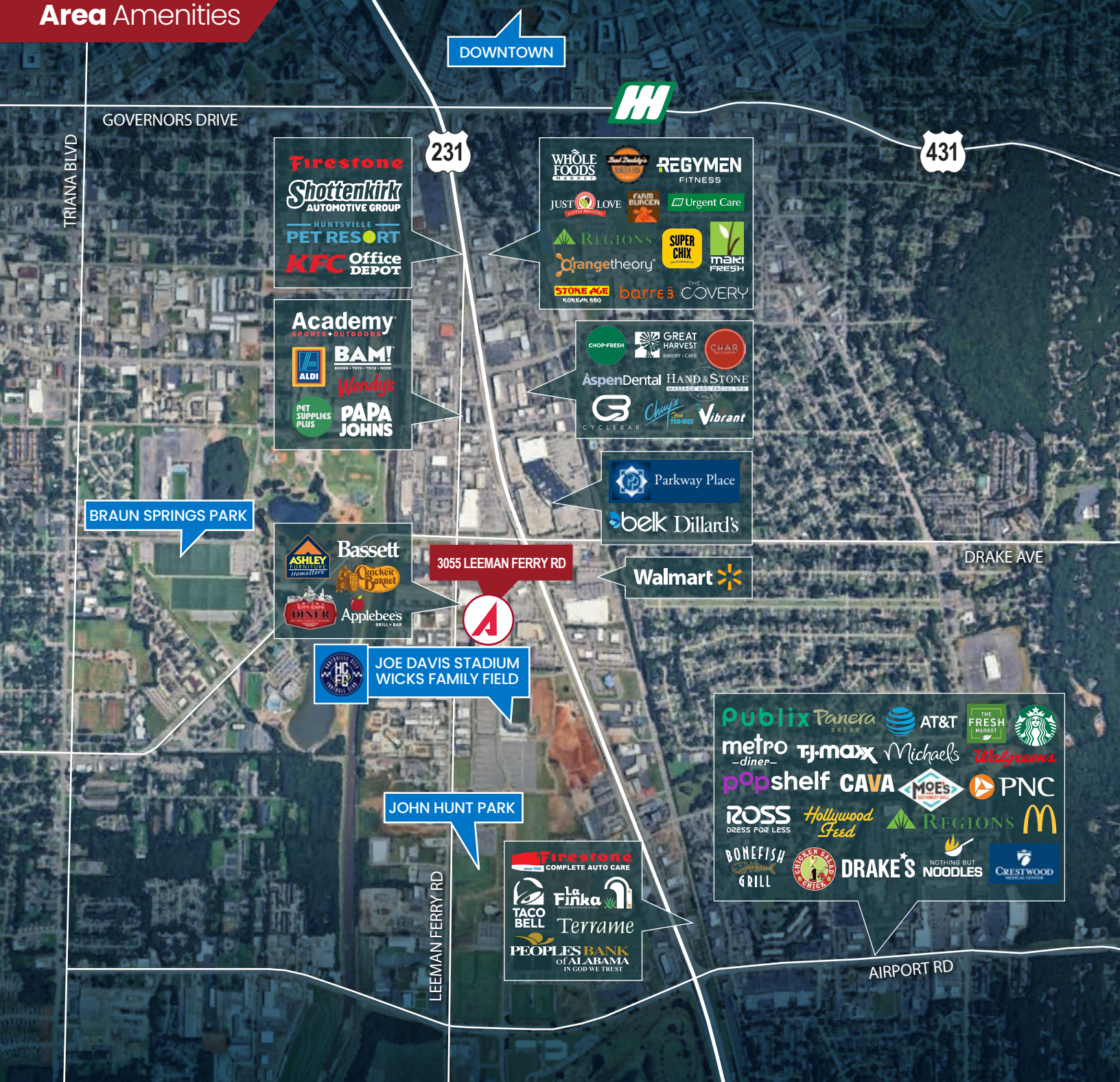
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## Area Amenities



TRIANA BLVD

GOVERNORS DRIVE

231

Firestone  
Shottenkirk AUTOMOTIVE GROUP  
HUNTSVILLE PET RESORT  
KFC Office DEPOT

Academy SPORTS+OUTDOORS  
ALDI  
BAM!  
Wendy's  
PET SUPPLIES PLUS  
PAPA JOHN'S

BRAUN SPRINGS PARK

ASHLEY FURNITURE  
Bassett  
Diner  
Applebee's  
3055 LEEMAN FERRY RD

JOE DAVIS STADIUM  
WICKS FAMILY FIELD

LEEMAN FERRY RD

JOHN HUNT PARK

Firestone COMPLETE AUTO CARE  
TACO BELL  
Finka  
Terrame  
PEOPLES BANK OF ALABAMA

DOWNTOWN

431

WHOLE FOODS  
REGYMEN FITNESS  
JUST LOVE  
FARM BURGER  
Urgent Care  
REGIONS  
Orangetheory  
SUPER CHIX  
MAKI FRESH  
STONE ISLAND  
barre3  
COVERY

CHOP-FRESH  
GREAT HARVEST BAKERY-CAFE  
CHAR  
AspenDental  
HAND & STONE  
CYCLEBAR  
Vibrant

Parkway Place  
belk Dillard's  
Walmart

DRAKE AVE

Publix Panera AT&T THE FRESH MARKET Starbucks  
metro -diner- TJ-maxx Michaels Walgreens  
popshelf CAVA MOES PNC  
ROSS DRESS FOR LESS Hollywood Feed REGIONS MCDONALD'S  
BONEFISH GRILL CHICKEN CRISP CHICKEN DRAKE'S NOTHING BUT NOODLES CRESTWOOD

AIRPORT RD