

**LAND FOR SALE**  
 6928 Highway 72 West  
 Huntsville, Alabama



6928 Highway 72 West **Huntsville, AL**  
 Prime frontage along Huntsville's major retail corridor

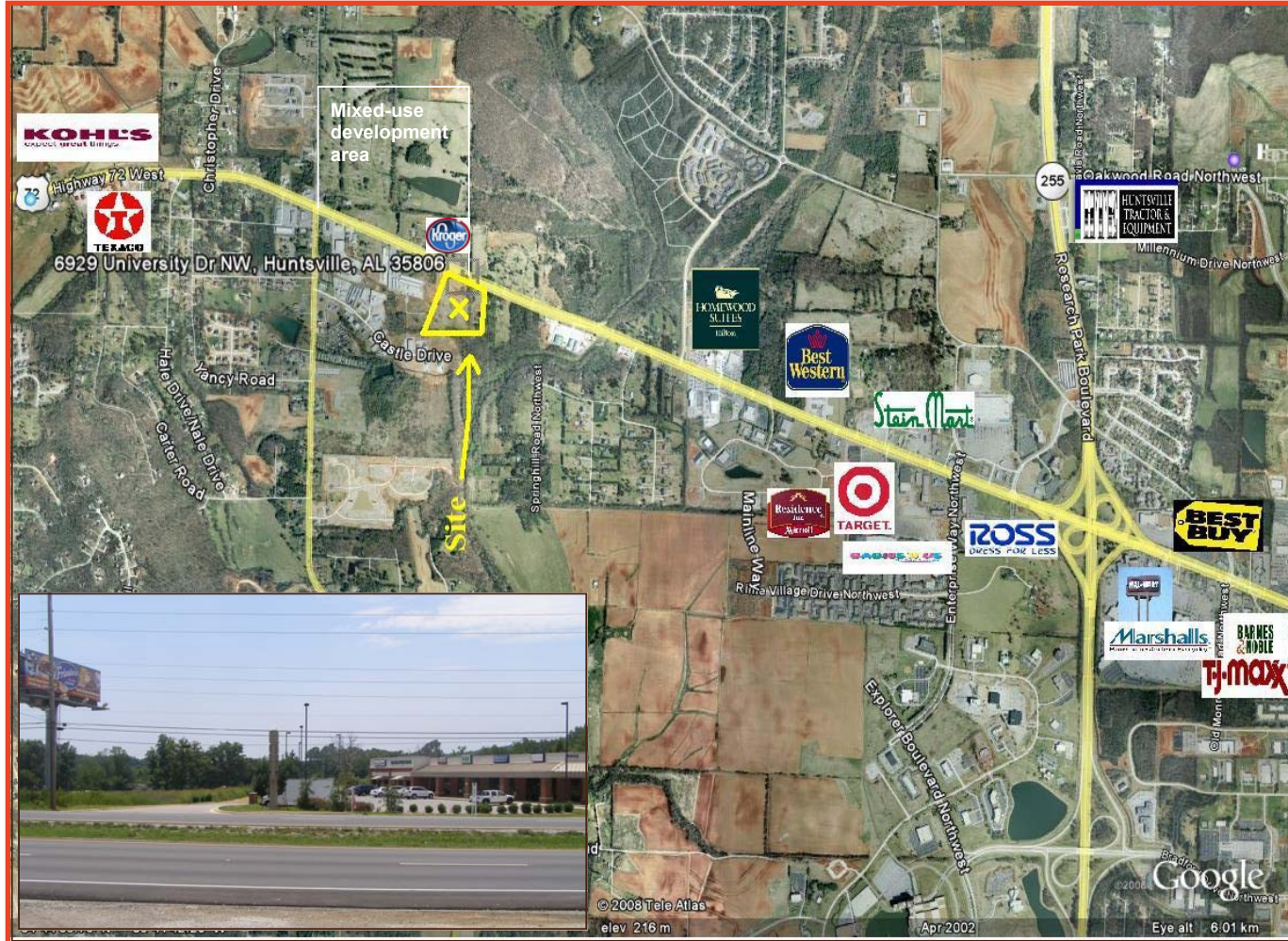
**AVAILABLE**



NITNEIL PARTNERS

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**678.701.9305**



**COMMENTS**

- Located on south side of University Drive, between Jeff Road and Providence
- 380' frontage on University Dr.
- Site also has a rear entrance from Castle Drive
- Property is located within Huntsville city limits and is zoned C-4
- All utilities available to site
- Situated within a 2-mile radius Cummings Research Park

**AVAILABLE ACREAGE** 11 acres

**SALES PRICE** \$3,600,000  
 (\$7.50 PSF)

**DEMOGRAPHICS**

Population  
 Ave. HH Income  
 Ave. Daily Traffic Count

5 mile radius

91,000  
 \$73,333  
 45,000 cars/day

**NITNEIL PARTNERS** 1447 Peachtree Street, Suite 470 Atlanta, GA 30309

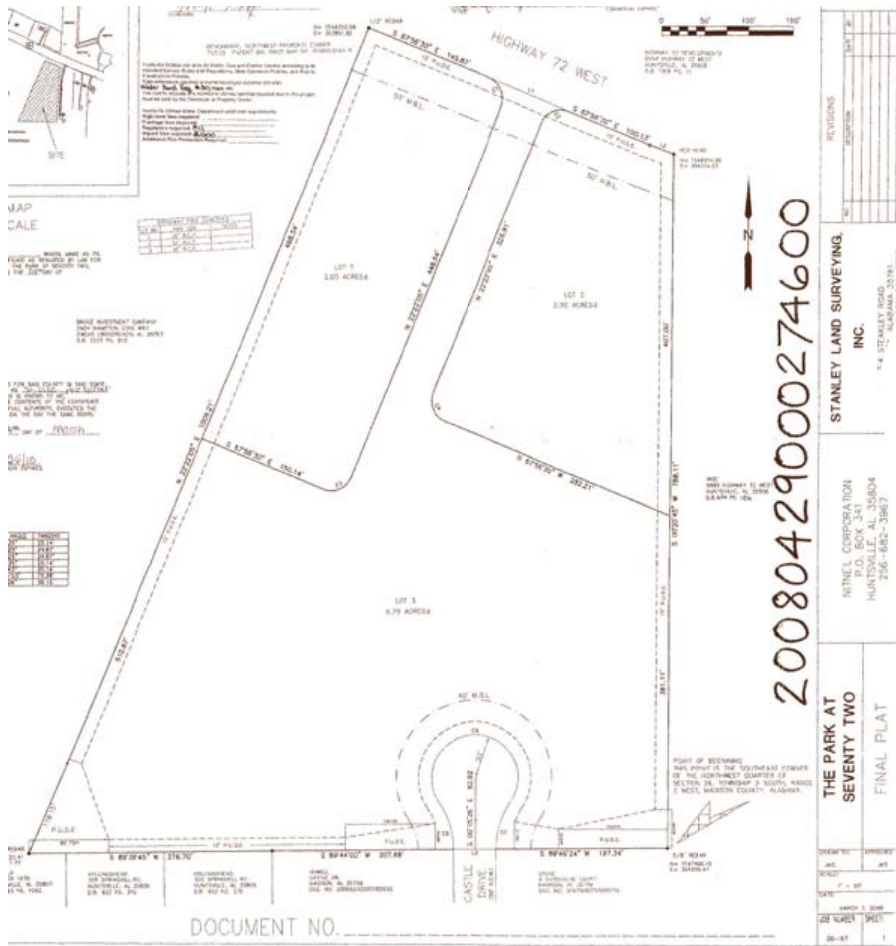
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Proposed Development  
 Plan/Survey



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