

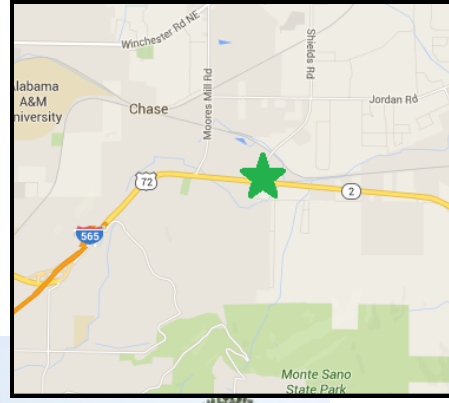
NICOLE JONES, MBA, MS
 President, Nicole Jones Commercial Real Estate
 Business: (256) 886-7700
*Specializing in Properties Located Within
 Huntsville City Limits*

*Have Confidence in Nicole Jones, a Commercial Real Estate
 Professional with a Background in Business and Development—*

Bachelor of Arts in History
 - Research interests in Government and Public Policy
 Master of Business Administration
 Master of Science in Acquisition and Contract Management
 Certified Alabama Planning and Zoning Official

NICOLE JONES
COMMERCIAL REAL ESTATE

For Sale
Retail and Warehouse Investment Portfolio



\$450,000

1780, 1782, and 1784—Highway 72 East
Northeast Huntsville-Between Moores Mill and Shields Road

FOR SALE

- **Solid CAP RATE—Fully Leased**
- **High-traffic Hwy 72 E Frontage**
- **Zoned C-4 (Highway Business)**
- **Six (6) Lessees**
- **1782 Hwy 72 E—Retail/Storefronts—
Three (3) Suites**
- **1780 Hwy 72 E— Warehouse Space with
Office—Two (2) Suites**
- **1784 Hwy 72 E—Free-Standing Retail
Building—One (1) Suite**
- **Land Behind Buildings for Parking**

1780, 1782, and 1784 Highway 72 E | Huntsville, Alabama | 35811

An ideal investment opportunity exists in Huntsville in a rapid-growing area of Northeast Madison County. The property's proximity to Interstate 565, CAP rate, and versatility of uses makes it an ideal opportunity for investors.

Directions: From Huntsville, take I-565 East to where it merges into Highway 72 East. The properties are located between the Moores Mill Road and Shields Road stoplights on the right. The retail buildings (1782 and 1784) front Hwy 72 E. The warehouse building (1780) is located directly behind 1782.

**** NO SIGN on Property—Fully-Leased.**
 Please telephone for details/financials.

This information contained herein was obtained from sources deemed to be reliable; however, Nicole Jones Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof.