

Publix #1126 - Winchester Plaza

2246 Winchester Road NE
Huntsville, AL 35811
Lat 34.819, Long -86.489

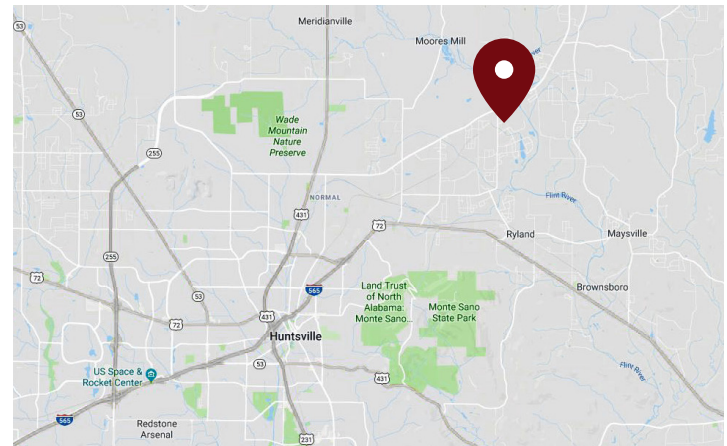
FOR LEASE



1,200 - 2,800 SF & ±8.7 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Diverse Mix of Retail, Dining and Services
- Surrounded by an Affluent Population with an Average Household Income of \$101,371 Within a 3-Mile Radius
- Economy Driven by Aerospace and Military Technology Industry, Including Major Employer NASA/George C. Marshall Space Flight Center
- Traffic Count: 19,810 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,506	20,508	38,076
Daytime Population	2,750	13,356	28,555
Total Households	1,315	8,079	14,580
Avg. HH Income	\$168,651	\$147,032	\$144,558

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

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505 Cloverdale Road, Suite 103, Montgomery, AL

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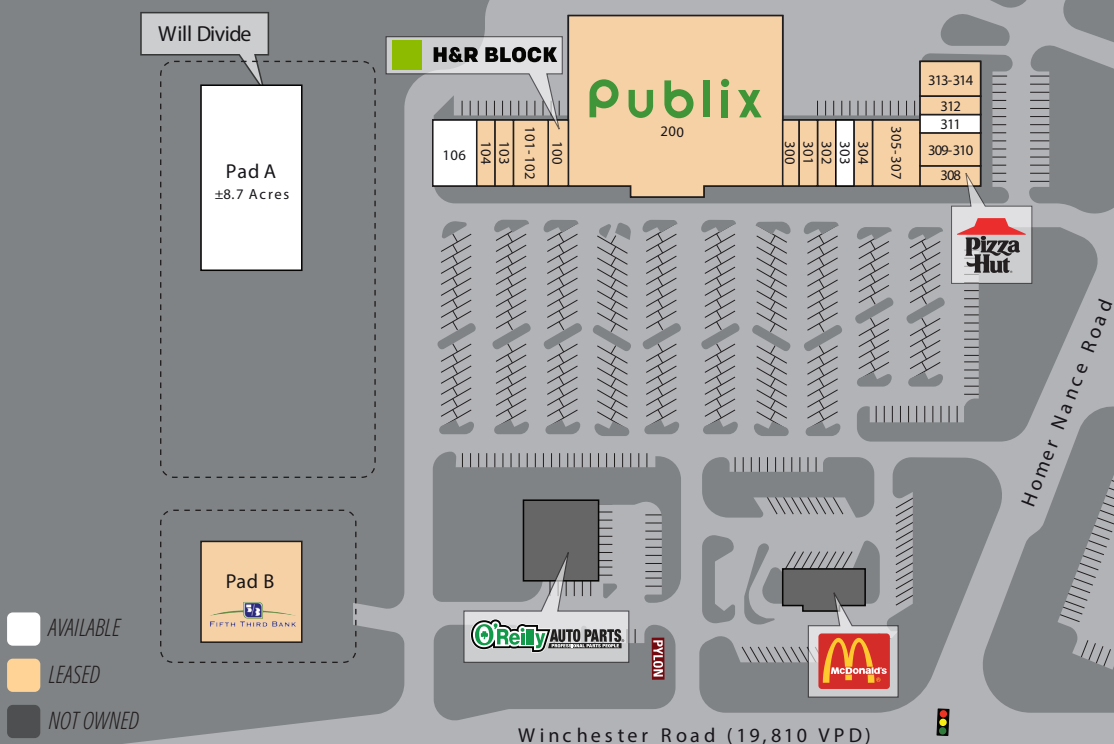


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Suite	Tenant	Size
304	China Cook	1,400
305-307	El Monte Mexican Restaurant	4,200
308	Pizza Hut	1,080
309-310	Fuji Japanese Cuisine & Sushi	2,512
311	AVAILABLE	1,200
312	May-Kay Donuts	1,200
313-314	Rafael's Pizzeria & Italian Restaurant	2,400
OP1	Pad A (Will Divide)	±8.7 Acre
OP2	Fifth Third Bank	±1.5 Acre
		TOTAL 75,600

TOTAL 75,692



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **130,200**

EST. # OF VISITS ANNUALLY

 **1.3 Million**

AVG. VISITS / CUSTOMER

 **9.89**

AVG. LENGTH-OF-STAY / VISIT

 **31 MIN**

TOP 3 DAYS

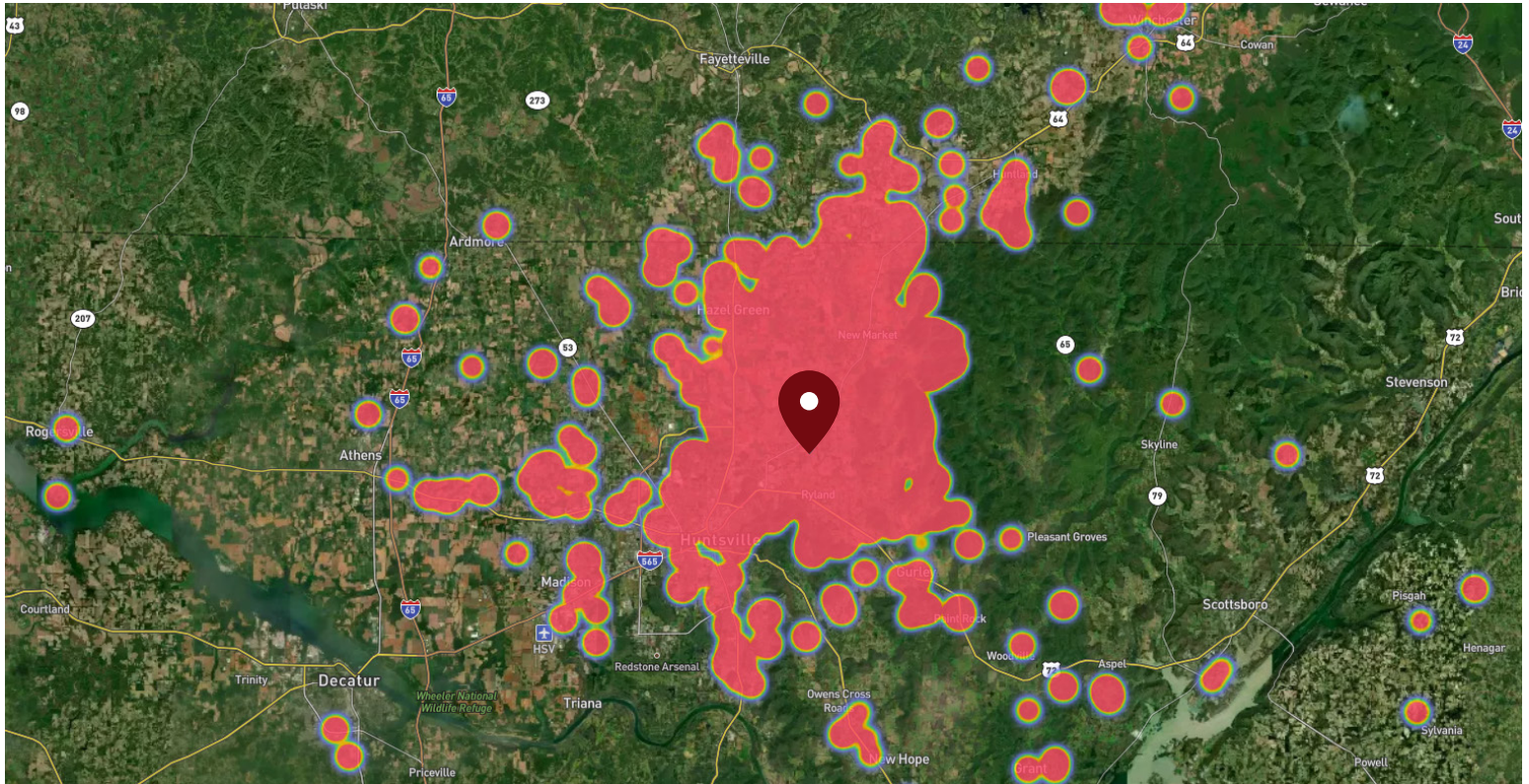
	# OF VISITS
 Saturday	207,115
Friday	205,826
Sunday	191,679

TOP 3 HOURS

	# OF VISITS
 5-6 PM	233,590
6-7 PM	231,076
4-5 PM	194,772

Data provided by Placer Labs Inc. (www.placer.ai) October 1, 2025 - September 30, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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