

**FOR LEASE**

# THE SHOPS AT MERCANTS WALK & THE SHOPS AT MERCANTS SQUARE

930 - 931 BOB WALLACE AVE SW, HUNTSVILLE, AL 35801

## PROPERTY INFO

- + 135,000 square feet of high-quality boutique shopping and dining, anchored by north Alabama's only Whole Foods Market
- + The property is situated directly adjacent to the Parkway Place, a 650,000 square foot regional mall anchored by Belk, Dillards and a dynamic mix of national retailers and specialty stores.
- + The Shops at Merchants Walk is a catalyst development that extends the boundary of the already vibrant Parkway Place Mall. This expanded retail node connects new upscale retailers to the Huntsville CBD, the most affluent Huntsville neighborhoods and North Alabama's regional medical hubs. The demographics are highly correlated to an "upscale" customer base and the location creates the best type of retail environment which provides a regional draw, synergy and proximity to the affluence in Huntsville
- + The Shops at Merchants Walk fills a void for upscale shopping and polished casual dining options at an "in-town" location. It is one of North Alabama's most important retail projects and offers its patron's an opportunity to access a dynamic market in a world-class redevelopment.

## AVAILABLE SPACE

Merchants Walk

- + Suite 227 - 2,355 SF
- + Suite 310 - 3,457 SF 2nd Gen Restaurant Space

## THE SHOPS AT MERCANTS WALK



## THE SHOPS AT MERCANTS SQUARE



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## Merchants Square and Merchants Walk

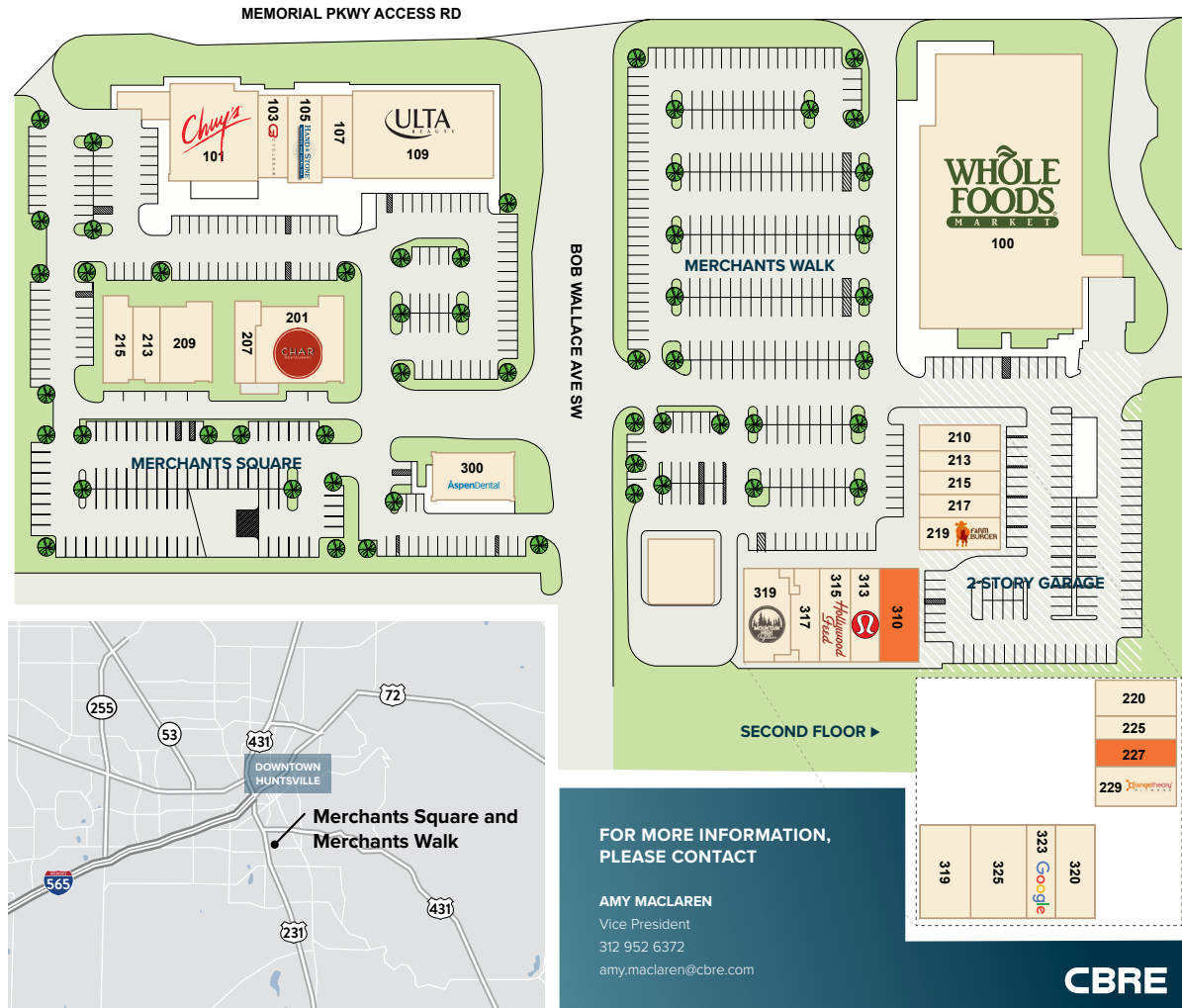
Huntsville, Alabama

### Merchants Square

Suite	Tenant	SF
101	Chuy's	7,142 SF
103	Cycle Bar	2,197 SF
105	Hand & Stone	2,499 SF
107	J. Whitener Boutique	2,185 SF
109	ULTA	10,417 SF
201	Char	6,000 SF
207	Chop Chop Salad	1,554 SF
209	Brass Tap	3,502 SF
213	Blossom Nails	1,784 SF
215	Great Harvest	2,102 SF
300	Aspen Dental	3,334 SF

### Merchants Walk

Suite	Tenant	SF
100	Whole Foods Market	42,010 SF
210	Maki Fresh	1,898 SF
213	Noire Nails	1,593 SF
215	Amazing Lash	1,732 SF
217	Envy	1,801 SF
219	Farm Burger	2,467 SF
220	Masters Salon	1,593 SF
225	Healthsource	2,002 SF
227	Available	2,355 SF
229	Orange Theory	3,000 SF
310	Available	3,457 SF
313	Lululemon	2,601 SF
315	Hollywood Feed	2,737 SF
317	Dress Up	2,316 SF
319	Mountain High	8,000 SF
320	RCP Office	3,093 SF
323	Google	1,624 SF
325	Salons by JC	5,517 SF



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## **MERCHANTS WALK**



## **MERCHANTS SQUARE**



## **CONTACT US**

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**CBRE**

# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first

obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____	_____	_____	_____
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____		_____	
Buyer/Tenant/Seller/Landlord Initials		Date	