

MEDICAL PARK STATION - MADISON, AL

RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Situated in the heart of one of the most densely populated, affluent, and rapidly growing communities in the state of Alabama, Medical Park Station is across from the coming Clift Farms site—a 550-Acre development with residential, office, and retail.
- Excellent co-tenancy with businesses such as: Dunkin' Donuts, Tazikis, Aveda, Stretch Lab, The Good Feet Store, My Eye Doctor, & more!
- Location is close to Madison Hospital.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,427	41,515	92,122
Households	3,464	15,066	34,861
Avg Household Income	\$120,871	\$113,426	\$101,883
Avg Vehicles Per Day	50,960 ± On Hwy 72		

ABOUT THE PROPERTY

Medical Park Station is a 34,000 SF shopping center located next to The Shoppes of Madison, a Target-anchored development, in the heart of the Highway 72 retail corridor in Madison, AL. The property is also adjacent to Merrill Gardens Senior Living, a site with 175 resident rooms.

LOCATION

107 Brookridge Dr.
Madison, AL 35758
34.749501, -86.759036

SPACE AVAILABLE

2,552 SF

PRICE

Please Call For Pricing Information

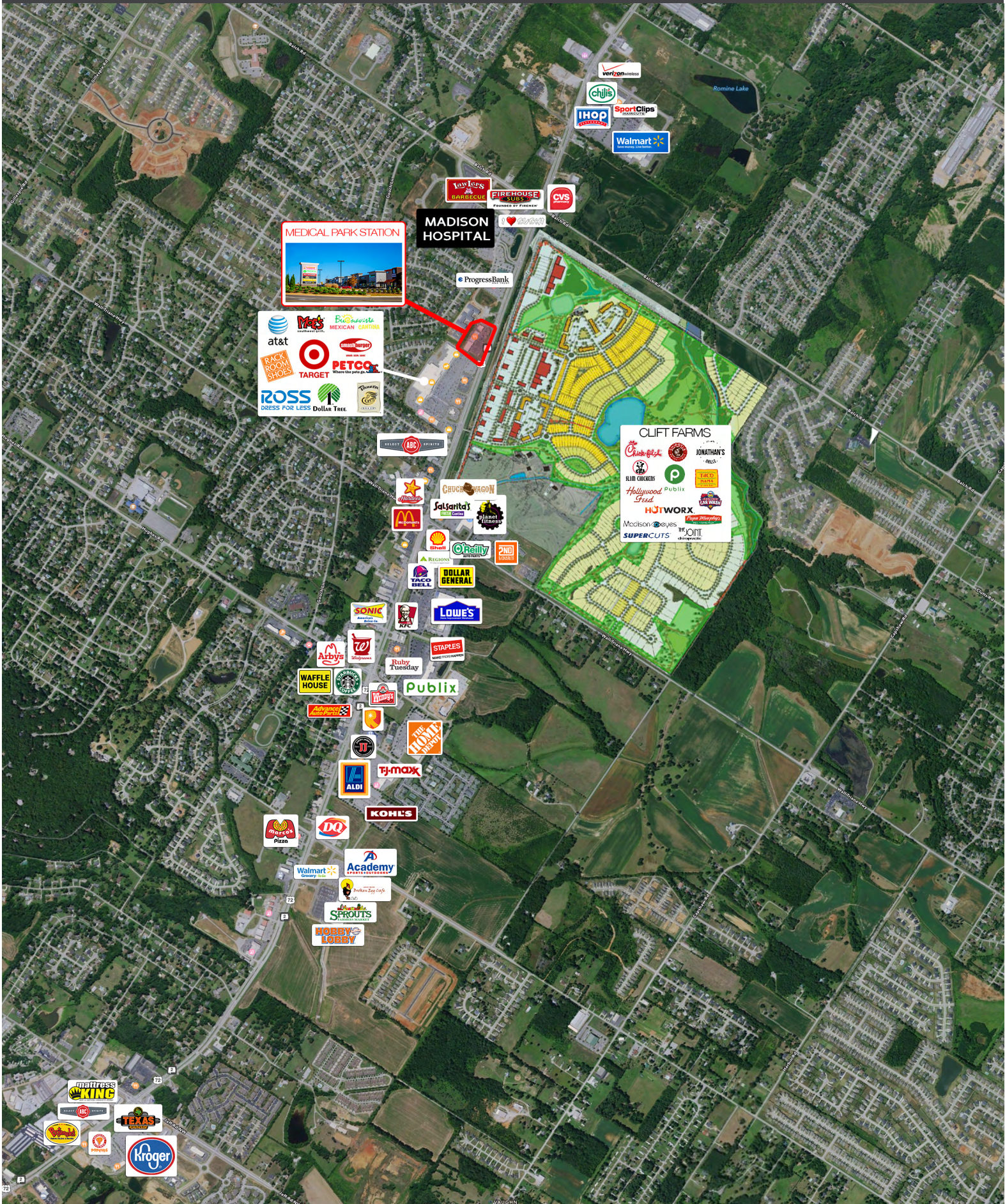
FOR MORE INFORMATION CALL

Zac Buckley, VP of Leasing
256-384-7607



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

PROPERTY RETAIL MAP



MEDICAL PARK STATION



MADISON HOSPITAL

at&t
 M&S
 EcoNativa MEXICAN CANTINA
 RACK ROOM SHOES
 TARGET
 PETCO
 ROSS DRESS FOR LESS
 Dollar Tree

Progress Bank

CLIFT FARMS

Cracker Barrel
 JONATHAN'S
 BLIN CHICKEN
 Hollywood Food
 Publix
 HJTWORX
 SUPER CUTS
 Mccormick & Co.
 The Grill

US HIGHWAY 72
144' ROW



12.33'
105.22'
10' MBL
10' SIDE BLDG SETBACK

If approval from Engineering Dept. is required to perform work within the

EX SSMH
TOP: 763.43
INV. IN(C): 740.01
INV. IN(S): 739.96
INV. IN(L): 739.93

EX. 20 SANITARY ESMNT P/R DB/Pg. 780/219
EX. 25 U&D ESMNT P/R PLAT DOC# 2009071000044290
EX. 25 U&D ESMNT P/R

EXISTING FIRE HYDRANT & VALVE ASSEMBLY
INV. IN(C): 740.01
INV. IN(S): 739.96
INV. IN(L): 739.93

U&D ESMNT P/R
N471913'