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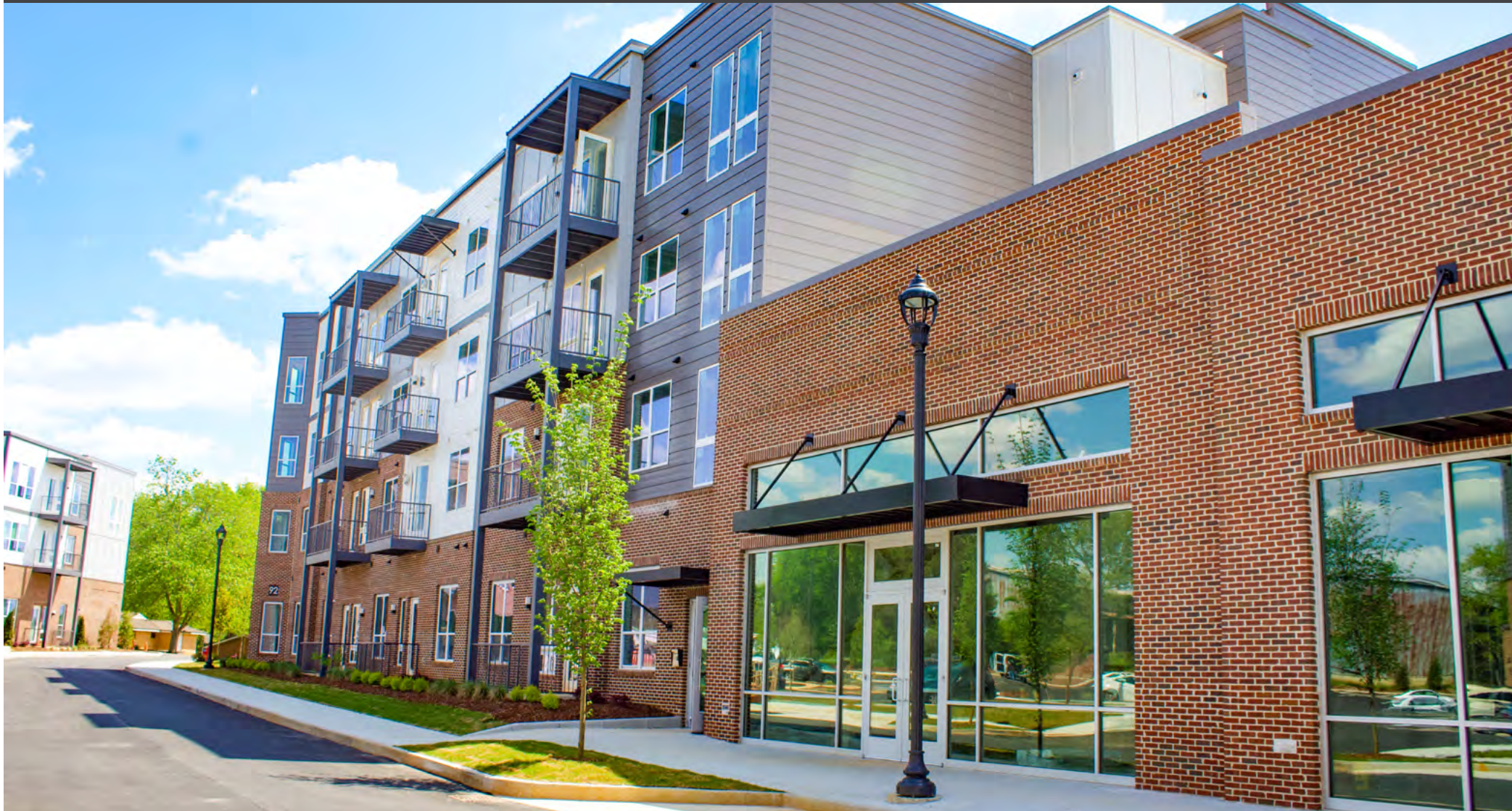
THE
AVENUE
MADISON

THE AVENUE MADISON

MADISON, ALABAMA

ABOUT THE PROJECT

The Avenue Madison is a 226,415-square-foot upscale mixed-used development located in Madison, Alabama that offers luxury living, dining, and retail options in the heart of the city. Situated within walking distance of historic downtown Madison, this development will feature 10,375 square feet of retail space surrounded by 190 residential apartment units.



THE LOCATION

85 Shorter Street

Madison, AL 35758

34.690693, -86.750279

ABOUT THE AREA

- Madison is home to numerous boutiques, restaurants, pet shops, grocery stores, personal care services, and high-quality schools.
- ***The Avenue Madison*** is situated in historic Downtown Madison, the location of yearly community events, antique shops, fitness studios, retail shops, restaurants, and a local brewery.
- The area's highly-educated workforce and list of growing companies demanding quality employees has led to over 55% of all households in the City of Madison having an income greater than \$75,000, with a city-wide mean income of \$106,808. **(Copyright © 2018 City of Madison Industrial Development Board)**
- A scenic city, Madison currently has a number of greenway projects underway with a goal of connecting the city and facilitating alternative modes of transportation while promoting a healthy lifestyle. Open greenways include Mill Creek Greenway, Rainbow Mountain Preserve, Indian Creek Greenway, and Bradford Creek Greenway.





PROPERTY HIGHLIGHTS

- Ideally situated in the heart of Madison and within walking distance of the city's main dining and shopping district.
- The Avenue Madison will feature a connecting road, creating easy access between Short Street and Sullivan Street. The proposed road will include 20 additional parallel parking spaces for retail patrons.
- Located in an affluent community with above-average annual income.
- Easy access to I-565 via Sullivan Street.
- Close to several parks and greenways.
- Near the future Madison Middle School site, south of Madison Stadium.

AREA STATISTICS

average daytime business population

City of Madison 50,717 (2020 estimated)

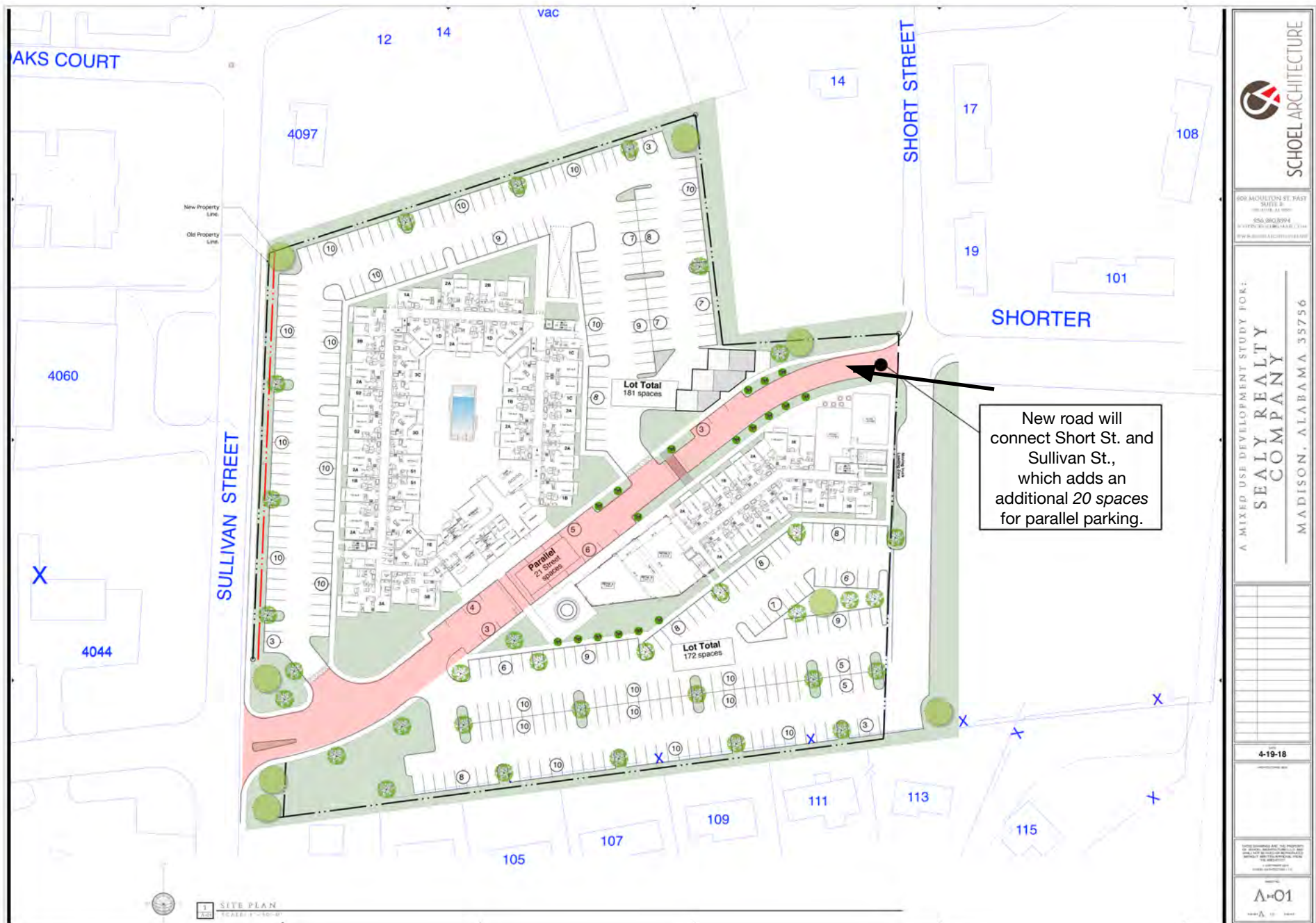
DEMOGRAPHICS 2022

	1 mile	3 mile	10 mile
Population	5,510	42,592	230,768
Households	2,512	17,391	94,668
Average Income	\$97,289	\$121,488	\$99,293

TRAFFIC COUNT

Average Vehicles Per Day On: Sullivan St. ± 20,128

DEVELOPMENT SITE MAP



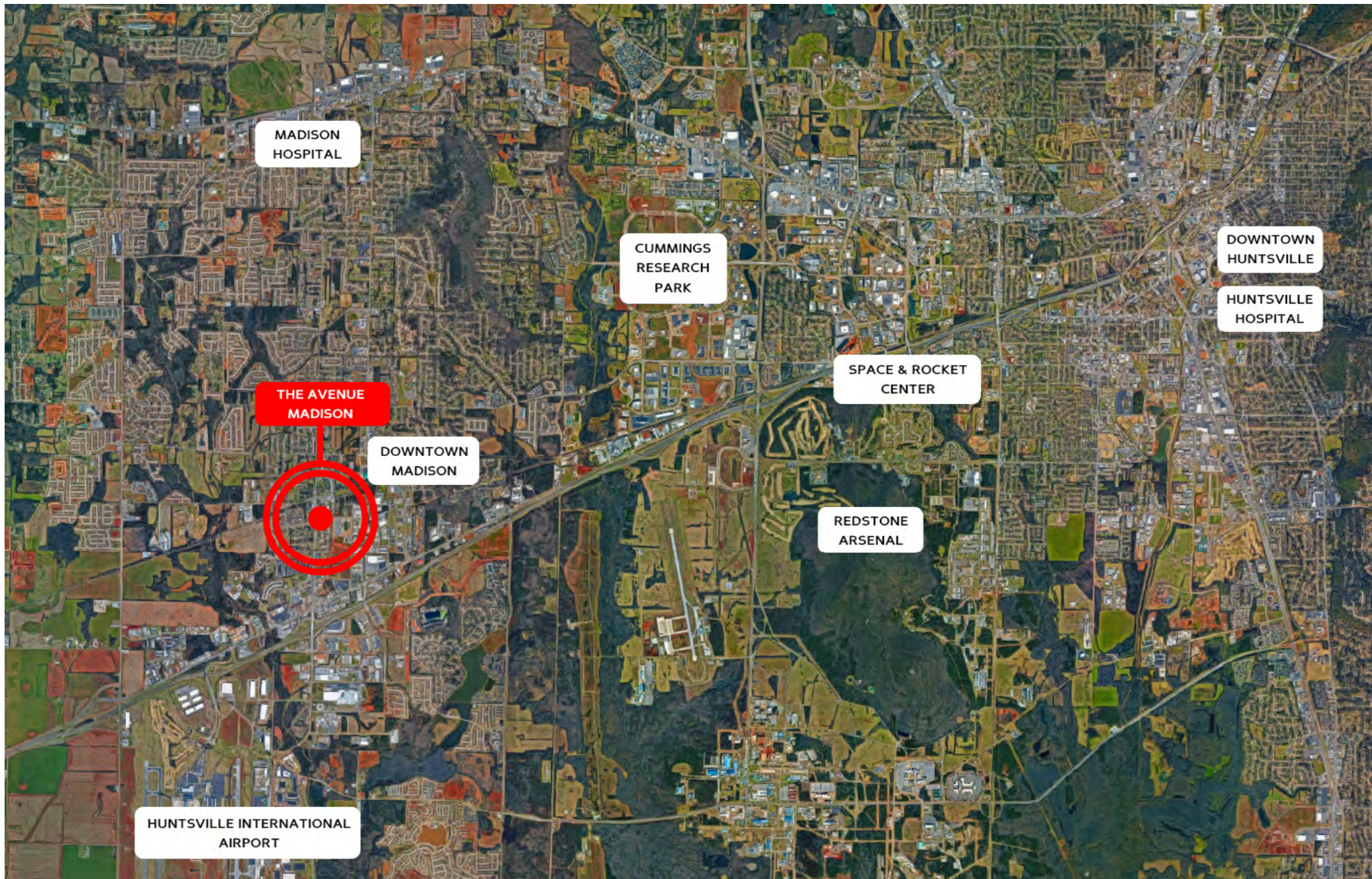
DEVELOPMENT SITE MAP



AVAILABLE SUITES

Suite	Size	Status
A	1,919 SF	LEASED
B	1,257 SF	LEASED
C	2,315 SF	Available
D	1,600 SF	Available
E	1,860 SF	Available
F	1,440 SF	Available

REGIONAL MAP OF DEVELOPMENT'S LOCATION



RETAIL MAP OF THE AREA



CURRENT DEVELOPMENT PHOTOS





BEST
U.S. News & WORLD REPORT
RANKINGS

HUNTSVILLE, AL
#1 BEST PLACE TO LIVE 2022-2023



\$1.6 BILLION PLANT
4,000 NEW JOBS



\$140 MILLION PLANT



SPEEDS UP TO
2GB PER SECOND



OVER \$1.5 BILLION
DATA CENTER



LARGEST CITY IN ALABAMA

In 2021, Huntsville overtook Birmingham as the largest city in Alabama with an estimated population of 215,006.

HOME TO MAJOR BUSINESSES

Mazda-Toyota selected Huntsville for its landmark automotive manufacturing facility and invested \$1.6 billion toward the project with equal funding contributions.

HIGHLY EDUCATED POPULATION

Huntsville has one of the highest percentages of people with college degrees in the U.S. – more

HIGH-PERFORMING RESTAURANTS

Several well-known restaurants have their top-performing locations

ALWAYS INNOVATING

#1 Tech Employment
Growth in U.S. - 309%.



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