

THE DEMPSEY - MADISON, AL

RESTAURANT AND LIVE/WORK SPACES AT NEW MIXED-USE DEVELOPMENT!



PROPERTY HIGHLIGHTS

- The Dempsey is near Town Madison with easy access to Toyota Field, Huntsville International Airport, downtown Madison, Redstone Arsenal, Research Park, and other major attractions in Huntsville/Madison.
- Retail Space A was recently leased to the national fitness brand, HOTWORX Infrared Fitness Studio.
- Restaurant user has option for outdoor seating.
- Situated in an affluent community with many nearby residential neighborhoods and apartment communities leading to built-in traffic for restaurant user.
- Easily accessible from I-565, which features some of the highest traffic counts in the City of Madison with more than 71K vehicles passing the site daily.
- Ample on-site parking.
- Located on Singing River Trail and adjacent to Madison Golf Center and driving range.
- Across the street from Intergraph Corporation headquarters with more than 1,100 employees.

SPACE AVAILABLE

Space B - Approx. 2,500 SF Of Restaurant Space
8 live/work units

LOCATION

375 Lime Quarry Road
Madison, AL 35758

PRICE

Please Call For Pricing Information

ABOUT THE PROPERTY

The Dempsey is a new mixed-use development under construction in Madison, Alabama. This site, located directly off of high-traffic I-565, will be home to 282 residential apartment units, 8 live/work units, and 5,200 SF of restaurant/retail space. Located down the road from Town Madison and Toyota Field, 375 Lime Quarry will offer sought-after amenities, access to entertainment, dining, and much more.

FOR MORE INFORMATION CALL

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CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

LOCAL AREA MAP



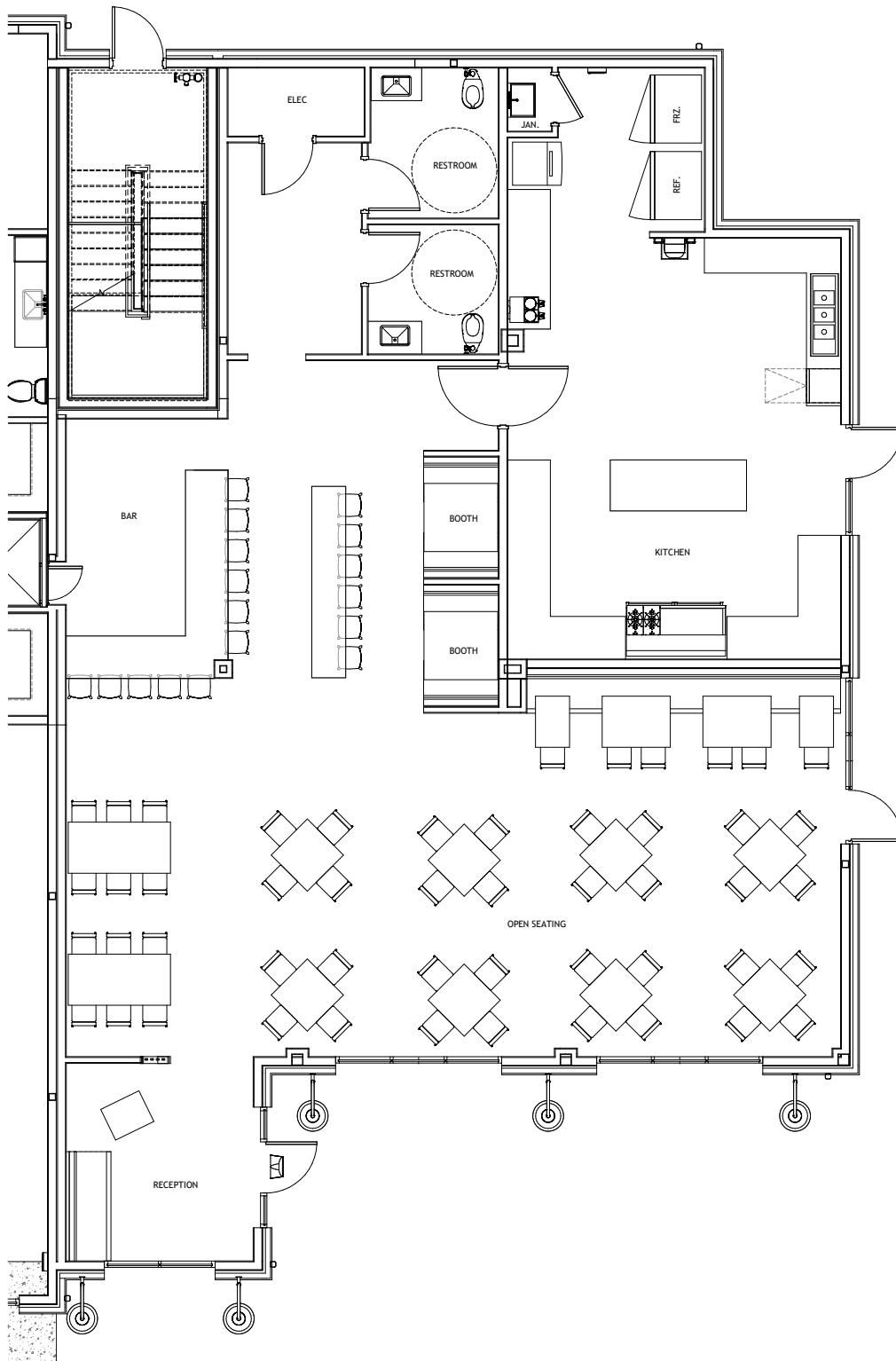
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,530	31,403	66,143
Households	1,172	14,035	26,859
Avg Household Income	\$119,631	\$106,775	\$114,587
Avg Vehicles Per Day	71,314 ± On I-565		

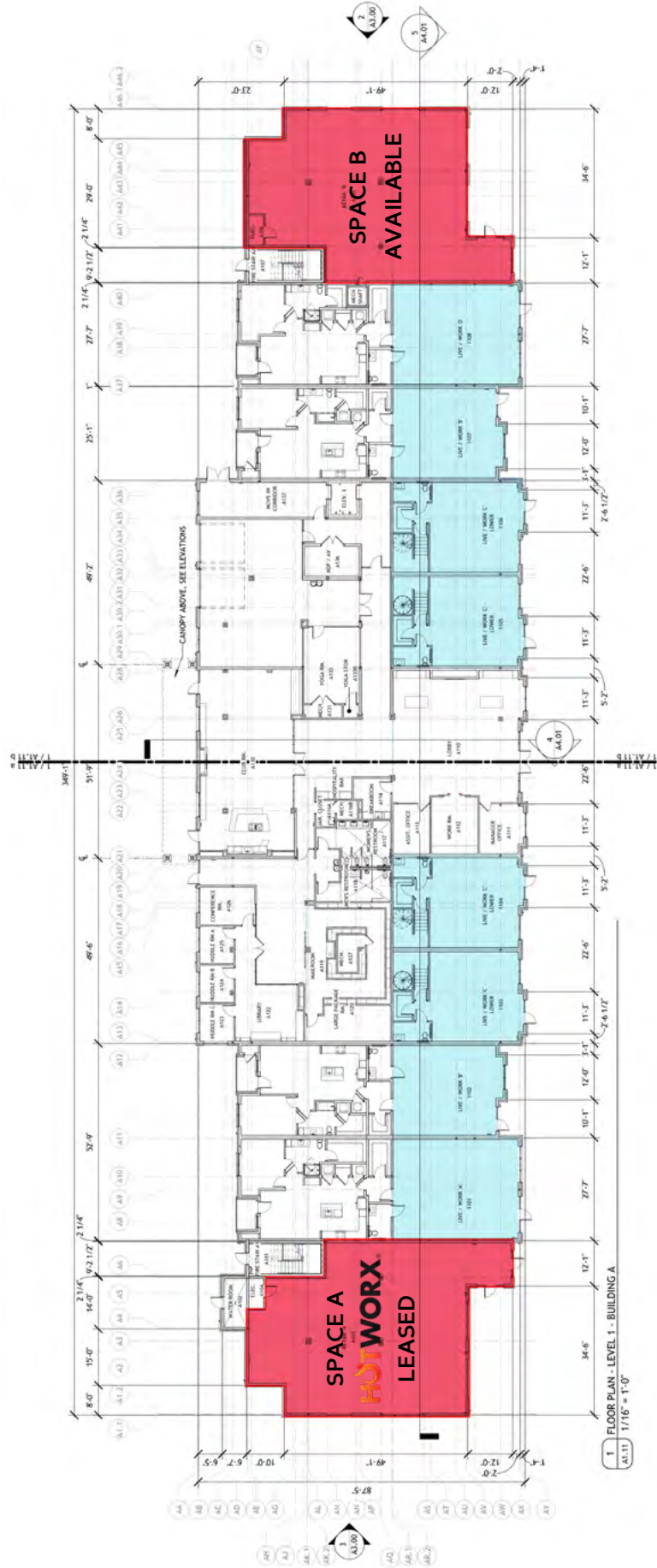


RETAIL TEST FIT

RETAIL SPACE B - APPROX. 2,500 SF



BUILDING A - FLOOR PLAN



1 FLOOR PLAN - LEVEL 1 - BUILDING A
1/16" = 1'-0"

MIXED USE DEVELOPMENT - OVERALL SITE PLAN

MADISON, ALABAMA



PROJECT DATA:

BUILDING AREA:
 290 RESIDENTIAL UNITS
 296,788 SF GROSS LEASABLE SF RESIDENTIAL (276,583 SF NET LEASABLE SF RESIDENTIAL)
 5,286 SF RETAIL AREA
 9,466 SF LEASING/AMENITY AREA
 12,593 SF LIVE/WORK AREA
 378,306 SF TOTAL GROSS BUILDING AREA

PARKING:
 RESIDENTIAL:
 489 SURFACE PARKING SPACES
 25 PRIVATE GARAGE SPACES
 514 TOTAL RESIDENTIAL SPACES (1.77 SP/UNIT)

LEASING OFFICE:
 3 SURFACE PARKING SPACES

RETAIL:
 26 SURFACE PARKING SPACES

COMMERCIAL:
 8 SURFACE PARKING SPACES
 551 TOTAL PARKING SPACES

- SITE KEY:**
- 1 POOL COURTYARD AMENITY AREA
 - 2 DOG PARK
 - 3 OPEN LAWN AREA
 - 4 RESIDENT ONLY ENTRANCE
 - 5 RESIDENT VISITOR ENTRANCE
 - 6 GRAND AVENUE STREETSCAPE AND MULTI-USE PATH
 - 7 LEASING OFFICE AND RETAIL PARKING
 - 8 RESIDENT WASTE/RECYCLING
 - 9 RETAIL WASTE
 - 10 STORM WATER DETENTION AREA
 - 11 RETAIL/RESIDENTIAL LOADING ZONE
 - 12 PRIMARY DEVELOPMENT SIGNAGE
 - 13 SECONDARY DEVELOPMENT SIGNAGE
 - 14 CAR WASH/DOG WASH/MAINT.
 - 15 PERSONAL GARAGES
 - 16 FIRE ACCESS LANE

BUILDING USES:

[Light Blue Box]	RESIDENTIAL
[Light Green Box]	LIVE/WORK
[Light Yellow Box]	AMENITY
[Light Purple Box]	LEASING
[Light Orange Box]	RETAIL
[Light Brown Box]	GARAGE UNITS

NOTE: PLANTINGS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. SEE LO.01 FOR LANDSCAPE PLAN

