

8876 HWY 72 | MADISON, AL

# RETAIL SPACE FOR LEASE



## LOCATION

8876 HWY 72  
Madison, AL 35758



## SPACE AVAILABLE

Future Building 1: 8,054 SF  
Building 2: 4,091 SF

\* See Divisibility in Site Plans



## PRICE

CALL FOR PRICING

## ABOUT THE PROPERTY

Located at 8876 Hwy 72, this new development offers prime frontage along one of North Alabama's busiest corridors. Positioned near the intersection of County Line Road and Hwy 72, the site is surrounded by high-traffic retailers and established residential communities, including the growing Clift Farm subdivision.

## PROPERTY HIGHLIGHTS:

- Prime Hwy 72 frontage with exceptional visibility and 35,000+ VPD.
- Located in an established Madison corridor experiencing rapid residential and commercial growth.
- Surrounded by thriving retailers
- Excellent accessibility from Hwy 72, County Line Road and 10 minutes from Athens, AL.
- High-traffic location ideal for national and local tenants seeking strong exposure.



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP

### FOR MORE INFORMATION:

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# AREA MAP



DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Population	6,013	45,067	105,472
Households	2,048	16,046	38,781
Avg HH Income	\$174,895	\$172,182	\$161,738
Median HH Income	\$133,894	\$132,743	\$122,879



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