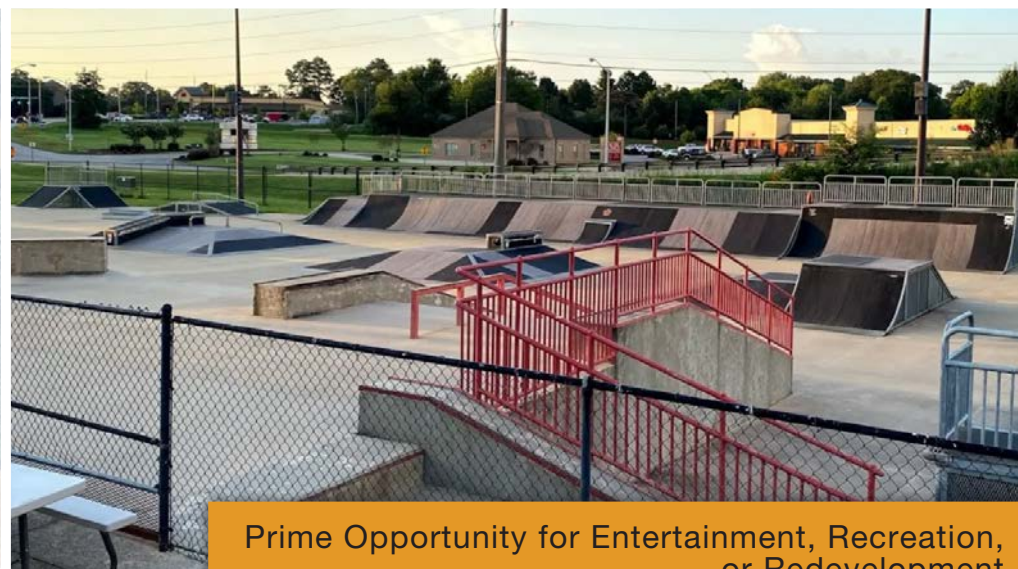


FOR SALE

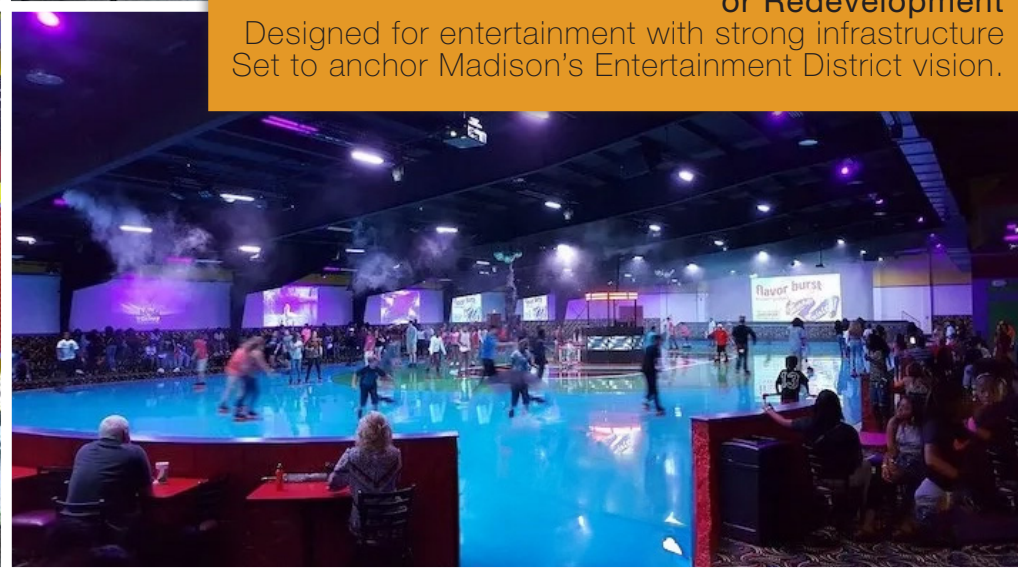
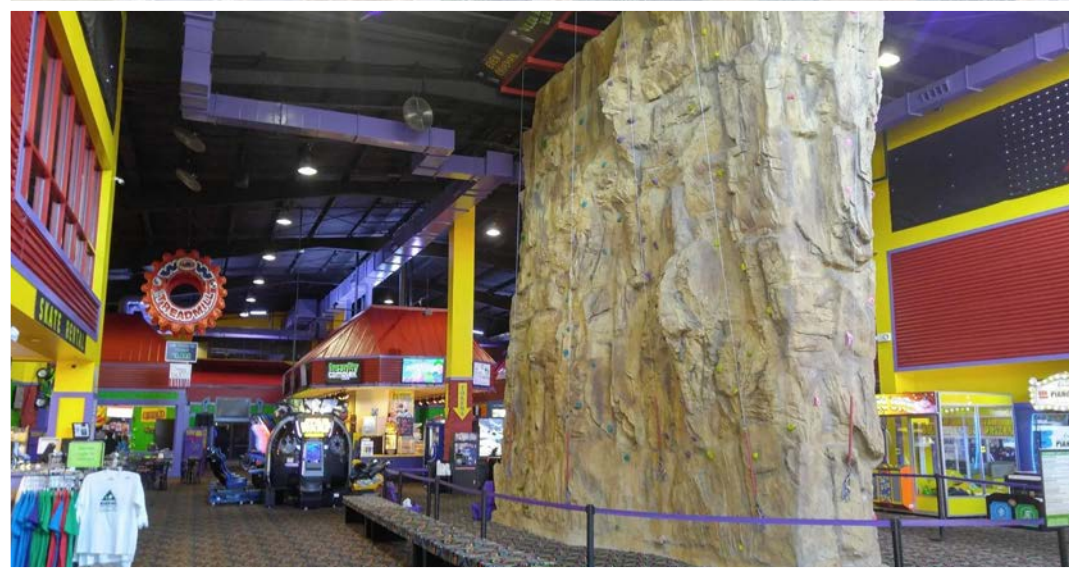
100 SKATE PARK DRIVE | MADISON, AL

FULL-SITE OR STANDALONE ENTERTAINMENT FACILITY



Prime Opportunity for Entertainment, Recreation,
or Redevelopment

Designed for entertainment with strong infrastructure
Set to anchor Madison's Entertainment District vision.



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

300 Pratt Avenue NE Huntsville, Alabama 35801

FOR MORE INFORMATION:

Eric Gonzalez-Tablada

☎ 256-384-7601

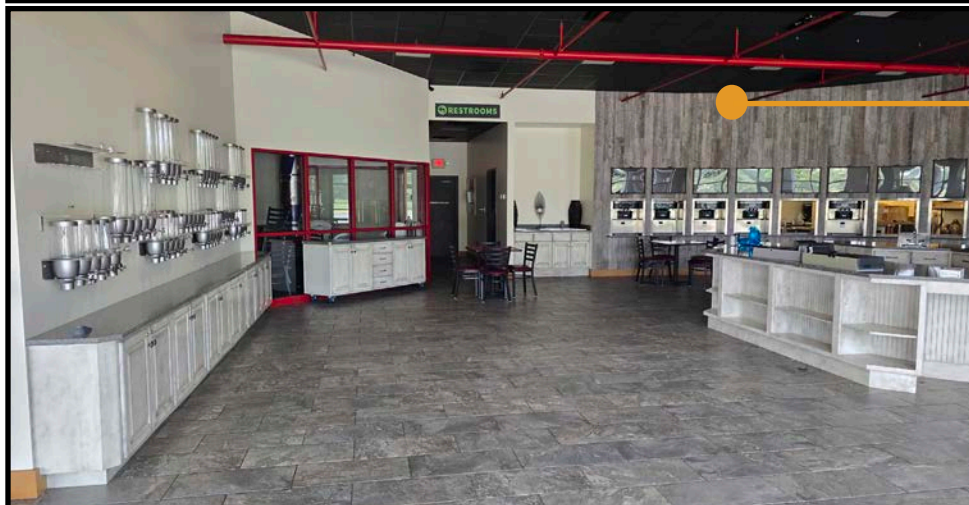
✉ EricGT@crunkletonassociates.com

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✉ Anusha@crunkletonassociates.com

PROPERTY DETAILS



Formerly home to the Insanity Complex, this iconic 16-acre property at 100 Skate Park Drive in Madison, Alabama, features an approximately 79,000 SF main building purpose-built for active entertainment. As a whole, the site includes skating rinks, laser tag, arcade games, climbing walls, batting cages, a full scale skateboard/BMX park, 27 hole miniature golf course, and multiple buildings.

In addition to the main facility, the site includes several other structures such as a party building, retail space, and storage building—offering flexible opportunities for a variety of commercial or recreational uses. The property can also be made available fully furnished, depending on buyer needs.

PROPERTY HIGHLIGHTS

ADDRESS: 100 Skate Park Drive Madison, AL 35758

Bay 1: 23,667 SF

- Hockey/Skating Rink
- Bleacher Seating

Bay 2: 23,667 SF + 8,000 SF MEZZANINE

- Arcade & Laser Tag
- Mezzanine & Lounge
- Party Rooms/Offices
- Concessions
- Rock Wall

Bay 3: 23,667 SF

- Roller Skating Rink

Main
Entertainment
Building

Retail Building

Former Yogurt Shop: 8,400 SF

Skate Park
Building

Concessions/Rental: 4,200 SF

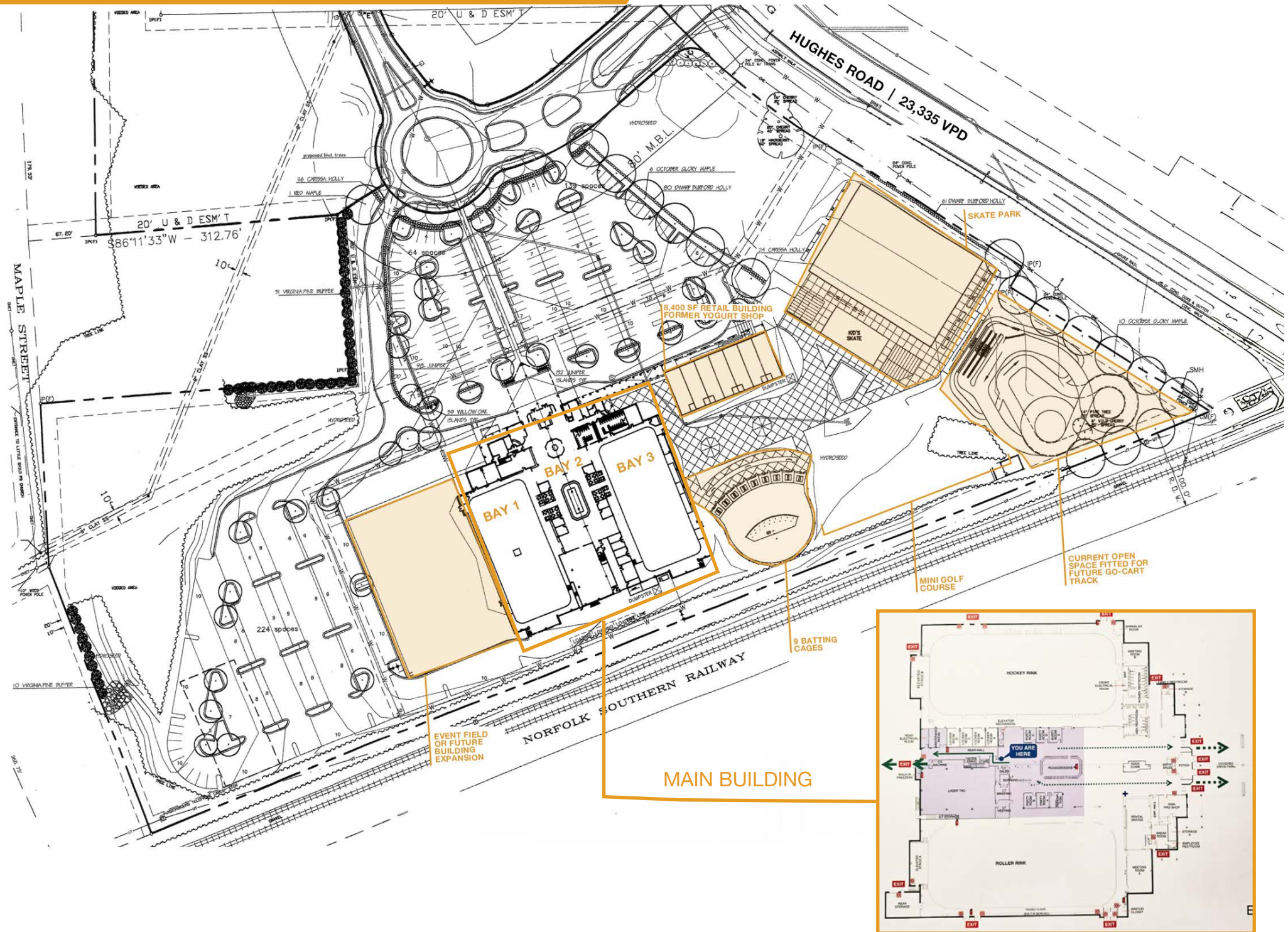
Storage Building

Behind Batting Cages: 1,031 SF

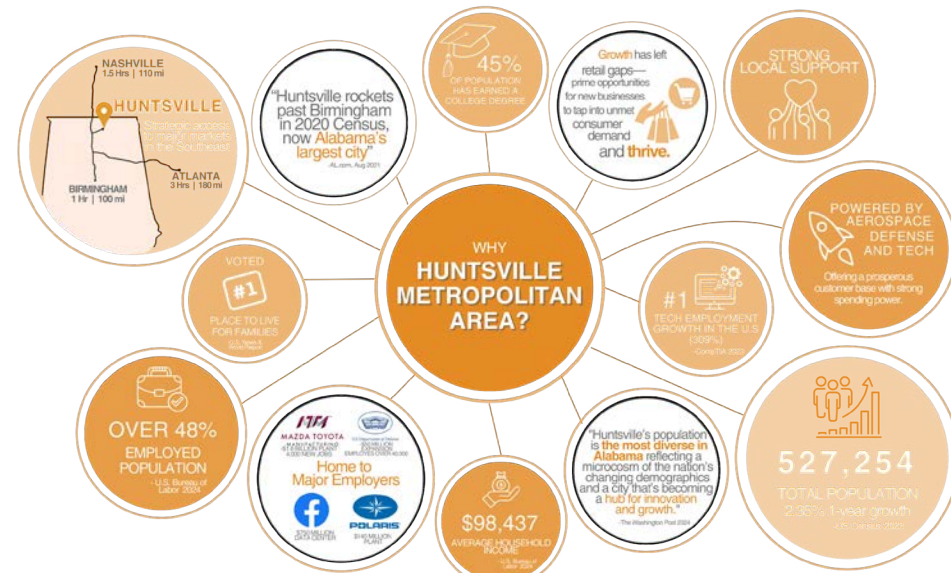
PRICE:

Available for purchase as a whole or as the standalone 79,000 SF main building.
Pricing varies based on scope and inclusions.

SITEPLAN



LOCATION



DEMOGRAPHICS

	5-Miles	10-Miles	15-Miles
Population	98,518	261,905	422,937
Households	40,668	109,226	175,234
Families	26,278	65,842	109,681
Avg HH Income	\$142,630	\$121,625	\$124,073
Median HH Income	\$117,072	\$98,948	\$100,435
Median Disposable Income	\$85,239	\$69,565	\$70,797
Hughes Road Average VPD:		± 23,335	

HUNTSVILLE METROPOLITAN AREA

ATHENS

TRAVEL TIME: 32 MINUTES
(18 MILES)
POPULATION: 70,537



HARVEST

TRAVEL TIME: 23 MINUTES
(12 MILES)
POPULATION: 42,583

CLIFT FARM

CUMMINGS RESEARCH PARK

MIDCITY

DOWNTOWN HUNTSVILLE

HUNTSVILLE

TRAVEL TIME: 15 MINUTES
(11 MILES)
POPULATION: 235,003

MADISON

TRAVEL TIME: WITHIN 15 MINUTES
POPULATION: 131,231

TOWN MADISON

HUNTSVILLE INTERNATIONAL AIRPORT

REDSTONE ARSENAL

TRAVEL TIME: 10 MINUTES
(6 MILES TO GATE)
EMPLOYS OVER 46,000

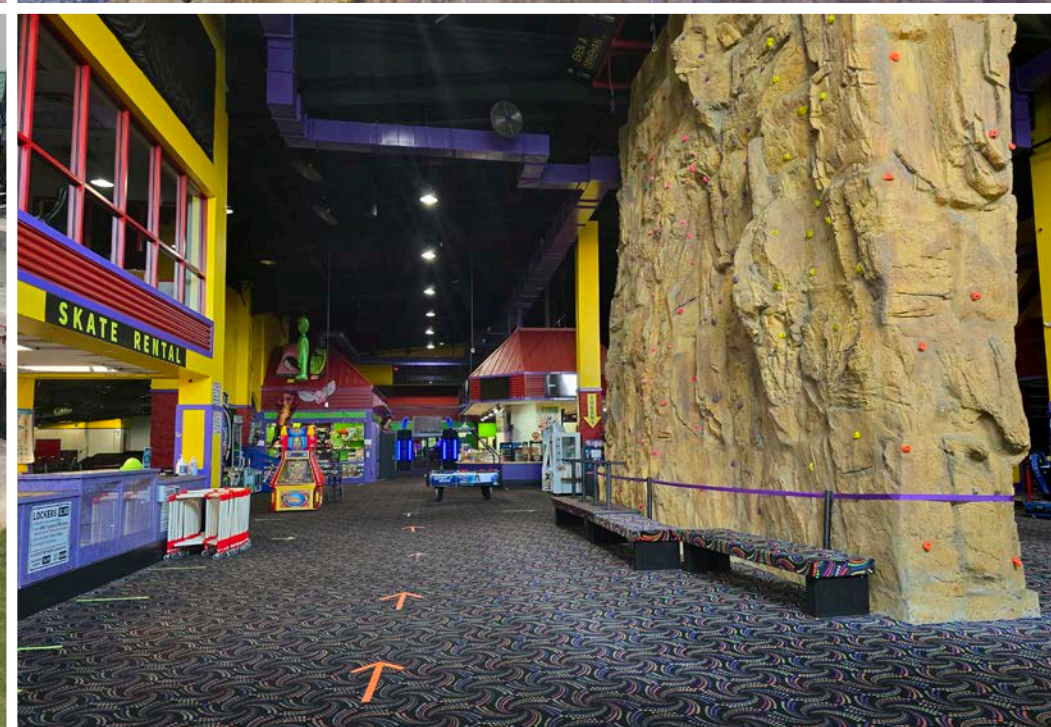
DECATUR

TRAVEL TIME: 25 MINUTES
(18 MILES)
POPULATION: 68,336

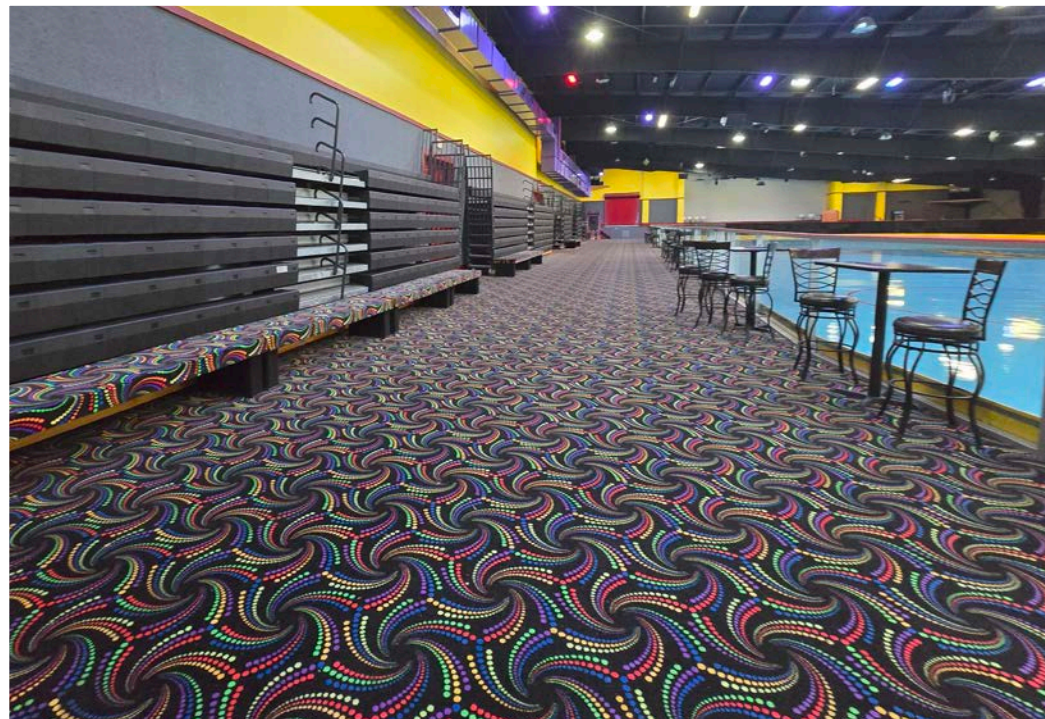
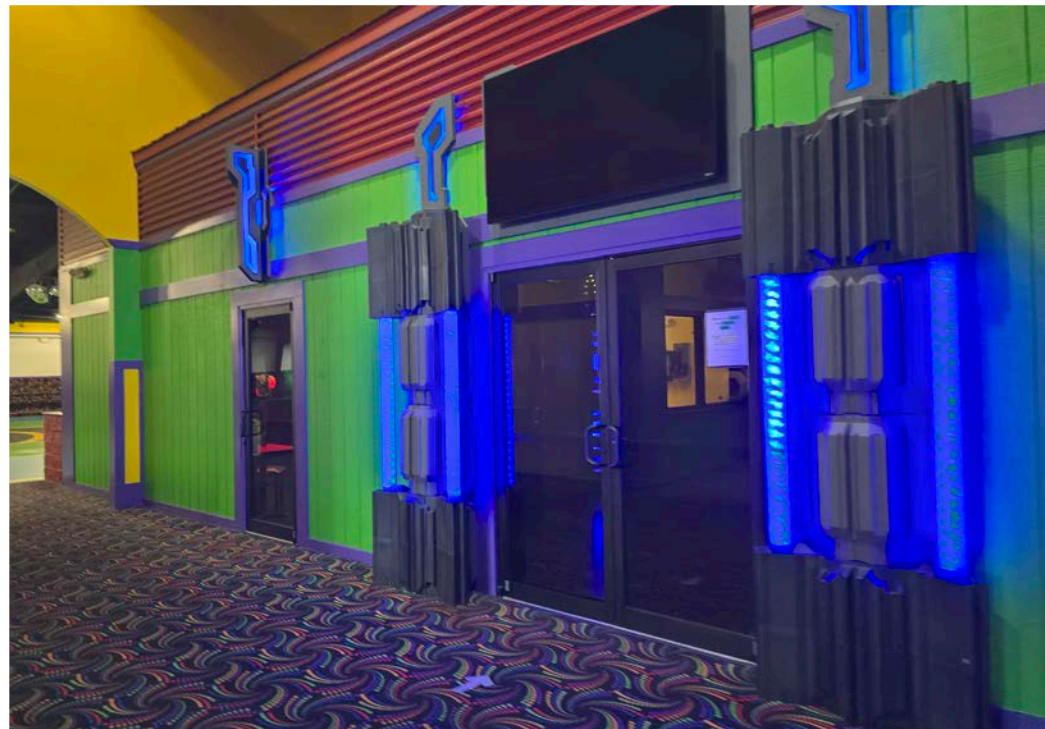
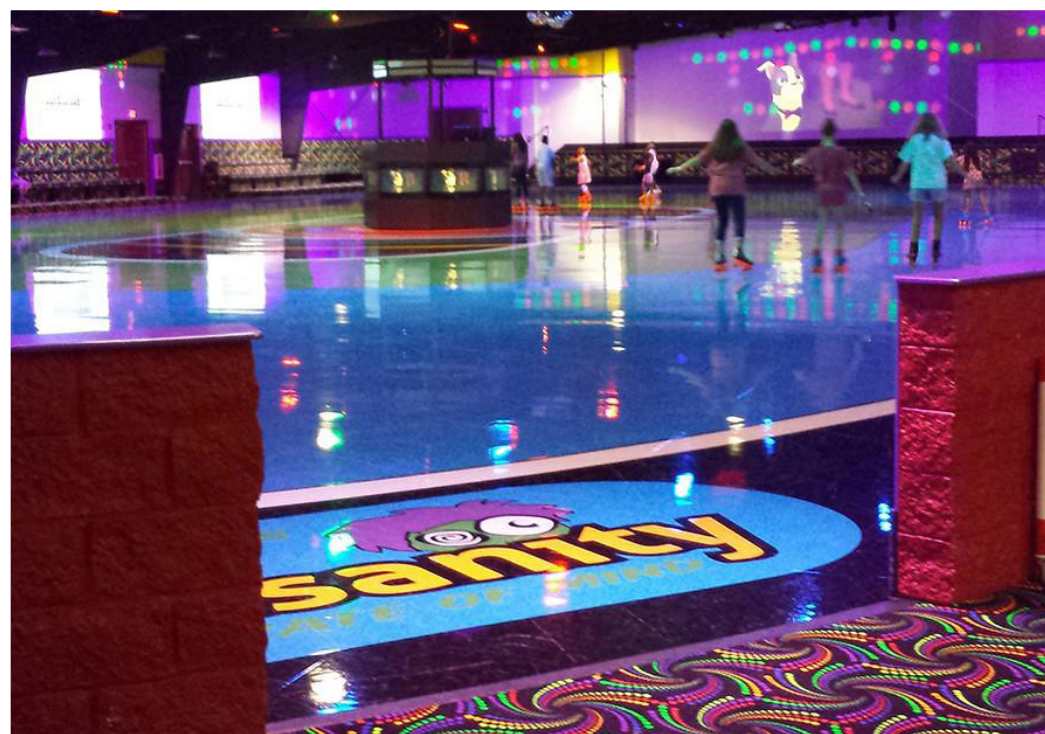
OWENS CROSS ROADS

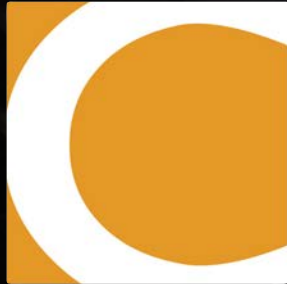
TRAVEL TIME: 36 MINUTES
(24 MILES)
POPULATION: 24,738

PHOTOS



PHOTOS





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