## REDEVELOPMENT OPPORTUNITY | HWY 72

# SHOPPING CENTER FOR SALE







#### **LOCATION**

RICHLAND PLAZA 7185, 7193, 7169 Highway 72 Madison, AL 35758



#### **AVAILABLE**

34,914 SF Retail Center on approx 5.5 Acres



#### **PRICE**

CALL FOR PRICING

DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Population	4,873	56,858	141,809
Households	2,541	26,163	59,802
Avg HH Income	\$106,705	\$127,940	\$128,939

#### **PROPERTY HIGHLIGHTS:**

- Large site footprint and strong corner visibility great for repositioning, redevelopment, or re-anchoring to maximize long-term value
- O Property is positioned on a long-term ground lease with 60+ years remaining
- O Current Lease Rates are below market, providing significant upside potential for new ownership
- O Diversified Tenant Mix Service-oriented and retail tenants create reliable income stability and foot traffic diversity
- O Lease Terms are primarily short-term with a few mid-term, creating flexibility for a potential redevelopment strategy
- Vacancy: 25.8%
- O Positioned at Hwy 72 & Slaughter Road, one of the busiest retail corridors in Huntsville with ~44,200 VPD
- O Near major anchors like Kroger, Academy Sports + Outdoors, Hobby Lobby, and Sprouts Farmers Market



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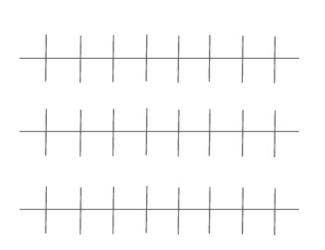
## SITEPLAN



7185 HWY 72 WEST

Suite A	Suite B & C	Suite D	Suite E	Suite F	Suite G	Suite H	Suite J
<b>Legacy Chiro</b>	Waite Rehab & Wellness	<b>HP Spa</b>	<b>Vacant</b>	Salon Centric	<b>David Bruce</b>	<b>Tiger Rock</b>	Colors Fine Arts
2,900 SF	3,360 SF	1,400 SF	1,680 SF	2,240 SF	3,500 SF	2,100 SF	2,100 SF

Suite E Goin' Postal 970 SE Suite D Nacaut 1'200 SE Suite C Nacaut 1'200 SE Suite F Vacaut 2'227 SF



Suite B, C, E
Far East Market
5,030 SF

Suite D
Three Scoops
2,664 SF











### AREA MAP





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