

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

PROPERTY HIGHLIGHTS:

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

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

FOR MORE INFORMATION:

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SITEPLAN



7169 HWY 72 WEST		7185 HWY 72 WEST		7193 HWY 72 WEST	
Suite A Goin' Postal 970 SF	Suite E The Exercise Coach 1,000 SF	Suite A Legacy Chiro 2,900 SF	Suite B & C Waite Rehab & Wellness 3,360 SF	Suite B, C, E Far East Market 5,030 SF	Suite D Three Scoops 2,664 SF
Suite C Vacant 1,500 SF	Suite D Vacant 1,500 SF	Suite D HP Spa 1,400 SF	Suite E Vacant 1,680 SF	Suite F Salon Centric 2,240 SF	
Suite F Vacant 2,927 SF		Suite G David Bruce 3,500 SF	Suite H Tiger Rock 2,100 SF	Suite J Colors Fine Arts 2,100 SF	

PHOTOS



AREA MAP



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