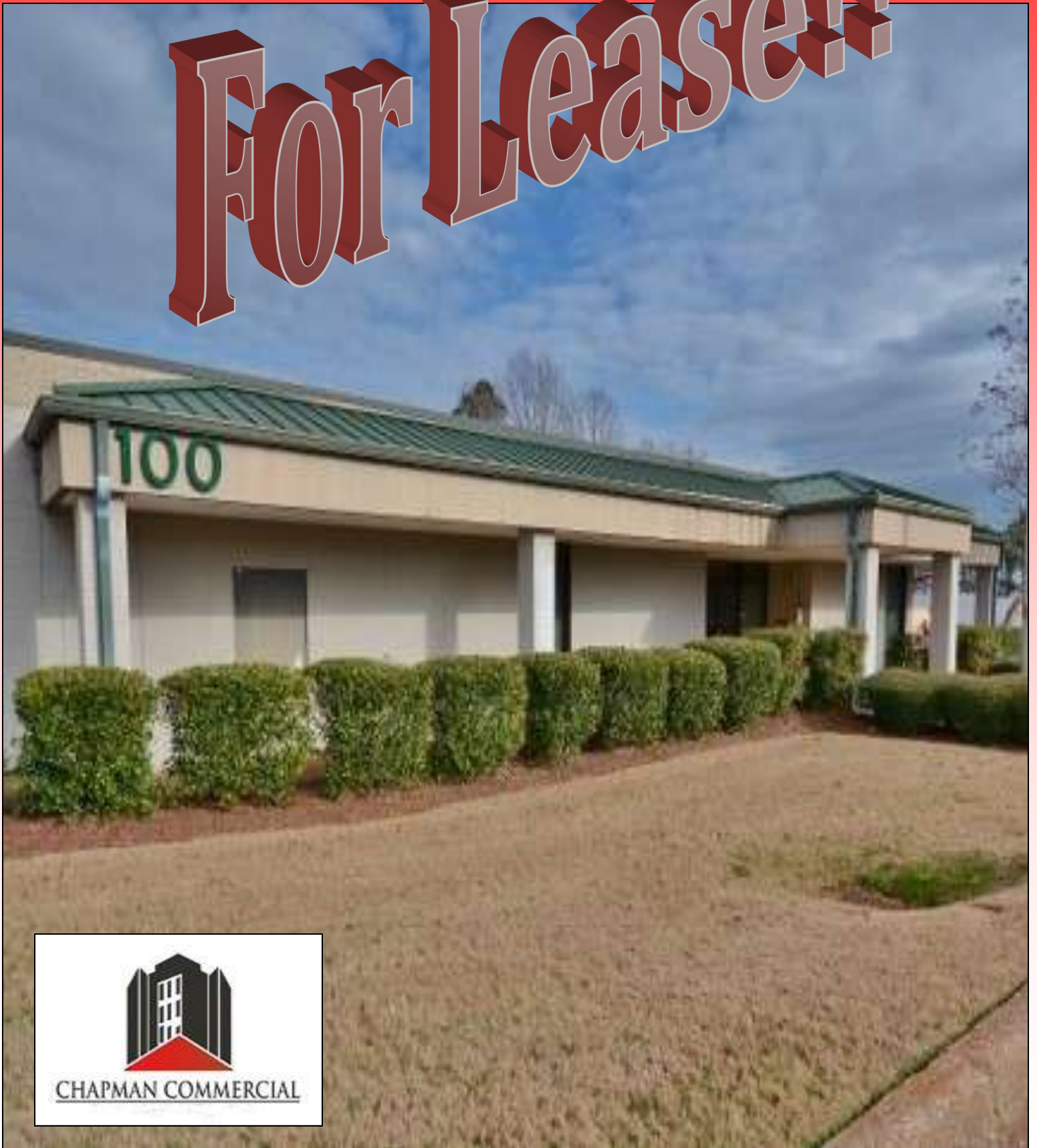


100 RESEARCH BOULEVARD
MADISON, ALABAMA

For Lease!!



CHAPMAN COMMERCIAL



Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: 100 RESEARCH BLVD.
MADISON, ALABAMA 35758

Chapman Commercial Realty is focused on providing expert services across Office, Industrial, Retail and Land properties located throughout North Alabama. We are committed to enhancing value and building long-term relationships by delivering exceptional service while employing ethical and honest business practices. We are all about providing full service real estate solutions to our clients with the best possible results. Our commercial brokerage team offers knowledge and depth drawn from our many years of experience in the local market.

We are pleased to offer this office building that's just over 20,000 Square Feet! Terrific location! Plenty of Parking! Parking in front and side for clients and customers—parking in rear lot for employees and deliveries. Front Reception Area. Conference Room. Restrooms. Spacious and open work area for manufacturing and/or storage. Located in Madison Park West - Business Park, a short distance from the Redstone Arsenal military base, the upscale dining and shopping of Bridge Street Town Centre and downtown Madison. Incredible growth potential from surrounding businesses.

This property is offered for lease at \$8.00 per square foot.

William “Bill” Chapman

Broker/Owner

Chapman Commercial Realty

REPRESENTATION

THIS PROPERTY IS REPRESENTED BY:



CHAPMAN COMMERCIAL REALTY

**William "Bill" Chapman
Broker/Owner**

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Cell: (256) 656-8413

Office: (256) 715-8064

bill@huntsvillecommercialbrokerage.com

<https://www.chapmancommercialrealty.com>

PROPERTY SUMMARY

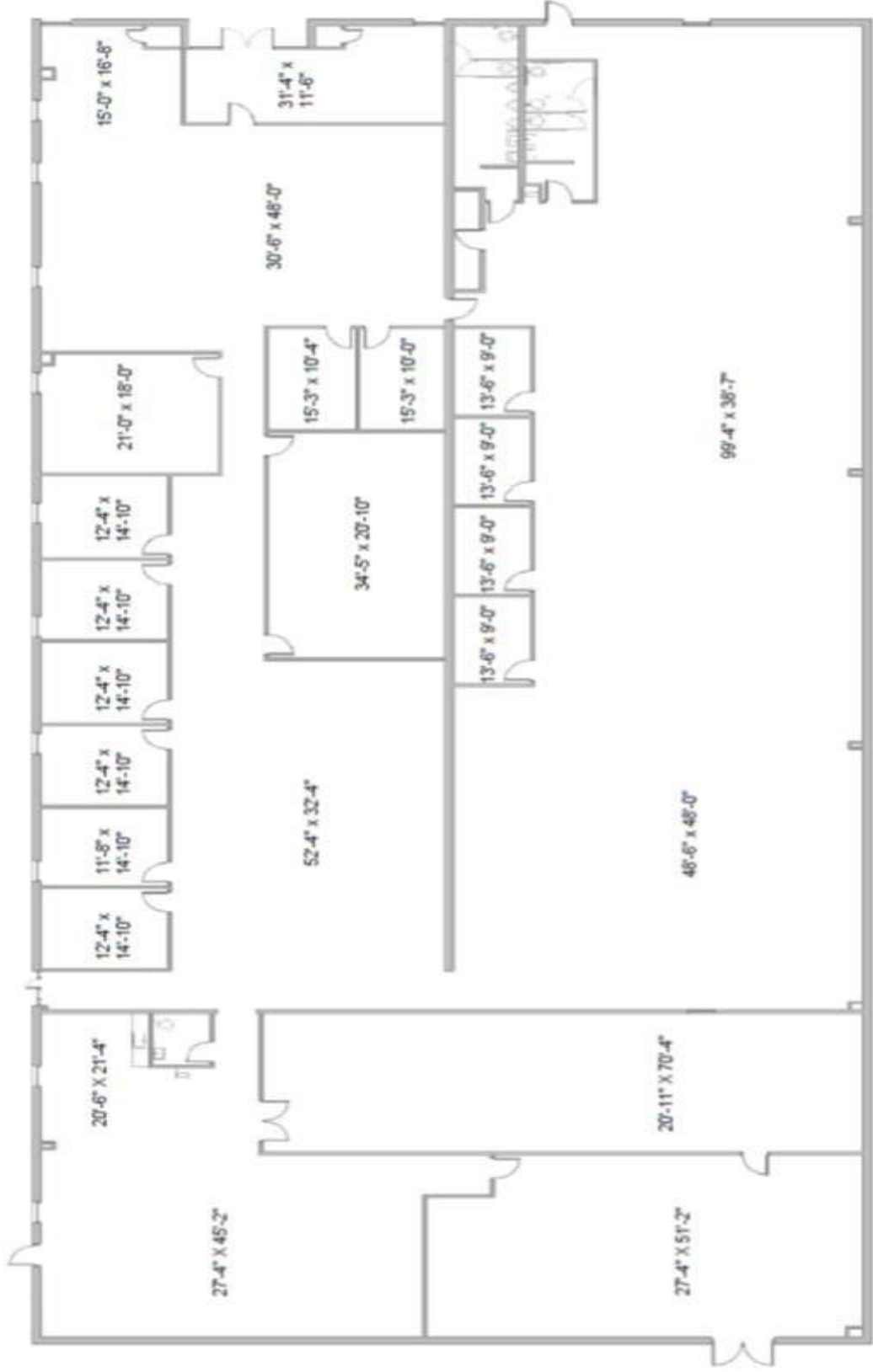
Total Square Footage	20,066
Year Built	1968
Parking Spaces	79
Parking Ratio	3.95
Conferencing Facility	Yes
Security System	Yes
Zoning:	M1/Restricted Industrial
Traffic Count (Per Day):	
Madison Blvd/Hwy 20	32,560



PHOTOGRAPHS



BUILDING FLOOR PLAN



1 PLAN
FLOOR PLAN
1/16" = 1'-0"

A1.11

PROPERTY LOCATION



DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	5,078	34,028	71,527
	2019 Estimate	4,880	32,419	67,908
	2010 Census	4,563	28,664	59,118
	Growth 2019 - 2024	4.06%	4.96%	5.33%
	Growth 2010 - 2019	6.95%	13.10%	14.87%
	2019 Population Hispanic Origin	307	1,645	3,217
2019 Population By Race:				
	White	3,339	22,911	47,921
	Black	1,047	6,252	13,226
	Am. Indian & Alaskan	14	166	379
	Asian	302	2,144	4,380
	Hawaiian & Pacific Island	7	47	106
	Other	171	898	1,896
U.S. Armed Forces:		1	57	458
Households:				
	2024 Projection	2,361	14,815	29,328
	2019 Estimate	2,265	14,086	27,809
	2010 Census	2,105	12,353	24,068
	Growth 2019 - 2024	4.24%	5.18%	5.46%
	Growth 2010 - 2019	7.60%	14.03%	15.54%
	Owner Occupied	805	7,440	17,368
	Renter Occupied	1,461	6,646	10,441
2019 Avg. Household Income		\$88,862	\$97,762	\$106,097
2019 Med. Household Income		\$57,468	\$75,293	\$85,486
2019 Households By Household Income:				
	<\$25,000	338	1810	3,502
	\$25,000 - \$50,000	673	3,078	4,885
	\$50,000 - \$75,000	415	2,137	4,170
	\$75,000 - \$100,000	197	1,576	3,215
	\$100,000 - \$125,000	159	1,819	3,577
	\$125,000 - \$150,000	130	1,173	2,370
	\$150,000 - \$200,000	146	1,284	3,268
	\$200,000+	206	1,210	2,824



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