

MEDICAL PARK STATION - MADISON, AL

RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Situated in the heart of one of the most densely populated, affluent, and rapidly growing communities in the state of Alabama, Medical Park Station is across from the coming Clift Farms site—a 550-Acre development with residential, office, and retail.
- Excellent co-tenancy with businesses such as: Earth & Stone Wood Fired Pizza, Dunkin' Donuts, Tazikis, Aveda, The Good Feet Store, My Eye Doctor, The Dessert Fork, & more!
- Location is close to Madison Hospital.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,427	41,515	92,122
Households	3,464	15,066	34,861
Avg Household Income	\$120,871	\$113,426	\$101,883
Avg Vehicles Per Day	50,960 ± On Hwy 72		

ABOUT THE PROPERTY

Medical Park Station is a 34,000 SF shopping center located next to The Shoppes of Madison, a Target-anchored development, in the heart of the Highway 72 retail corridor in Madison, AL. The property is also adjacent to Merrill Gardens Senior Living, a site with 175 resident rooms.

LOCATION

107 Brookridge Dr.
Madison, AL 35758
34.749501, -86.759036

SPACE AVAILABLE

Space 1 (End Cap) - 4,450 SF
Space 2 - 2,552 SF

PRICE

Please Call For Pricing Information

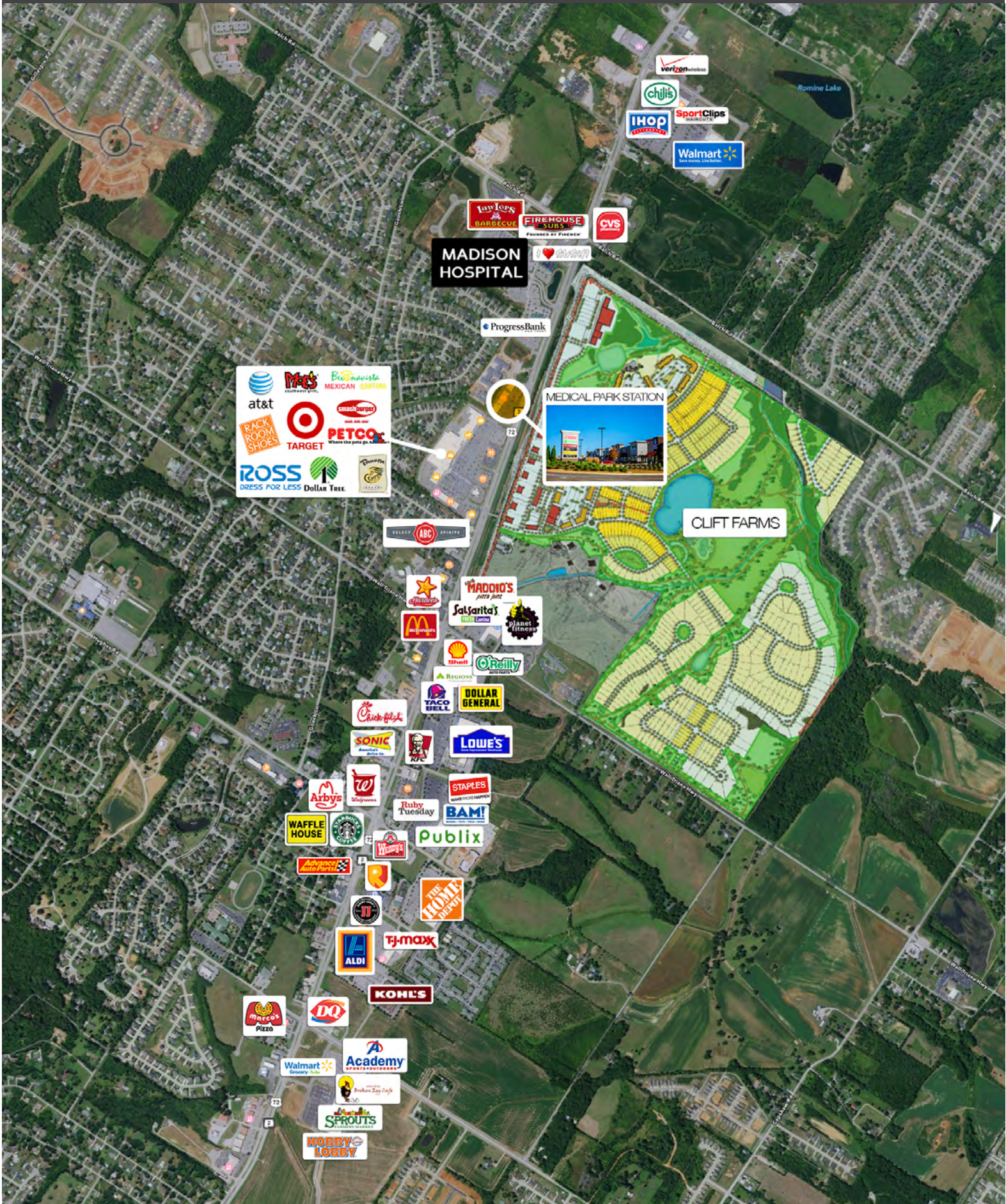
FOR MORE INFORMATION CALL

Zac Buckley
256-384-7607



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

PROPERTY RETAIL MAP



If approval from Engineering Dept. permit required to perform work within the

US HIGHWAY 72
144' ROW



12.33'
105.72'
10' MBL

10' SIDE BLDG SETBACK

15' REAR BLDG SETBACK

50' FRONT BLDG SETBACK

50' MBL

EX SSMH
TOP: 763.43
INV IN(C): 740.01
INV IN(S): 733.96
INV IN(L): 739.63

EX: 20 SANITARY ESMNT P/R DB/Pg 780/219
OHE

EX: 25 U&D ESMNT P/R PLAT DOC# 2009071000044290
OHE

EXISTING FIRE HYDRANT & VALVE ASSEMBLY
INV IN(S): 738.25
TOP: 733.11

U&D ESMNT P/R
N471913'