

102 RESEARCH BOULEVARD
MADISON, ALABAMA

For Lease!!





Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: 102 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 22,000 Square Feet in this office building! 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. Kitchenette. 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 22,029

Year Built 1980

Conferencing Facility Yes

Security System Yes

Zoning: M1/Restricted Industrial

Traffic Count (Per Day):

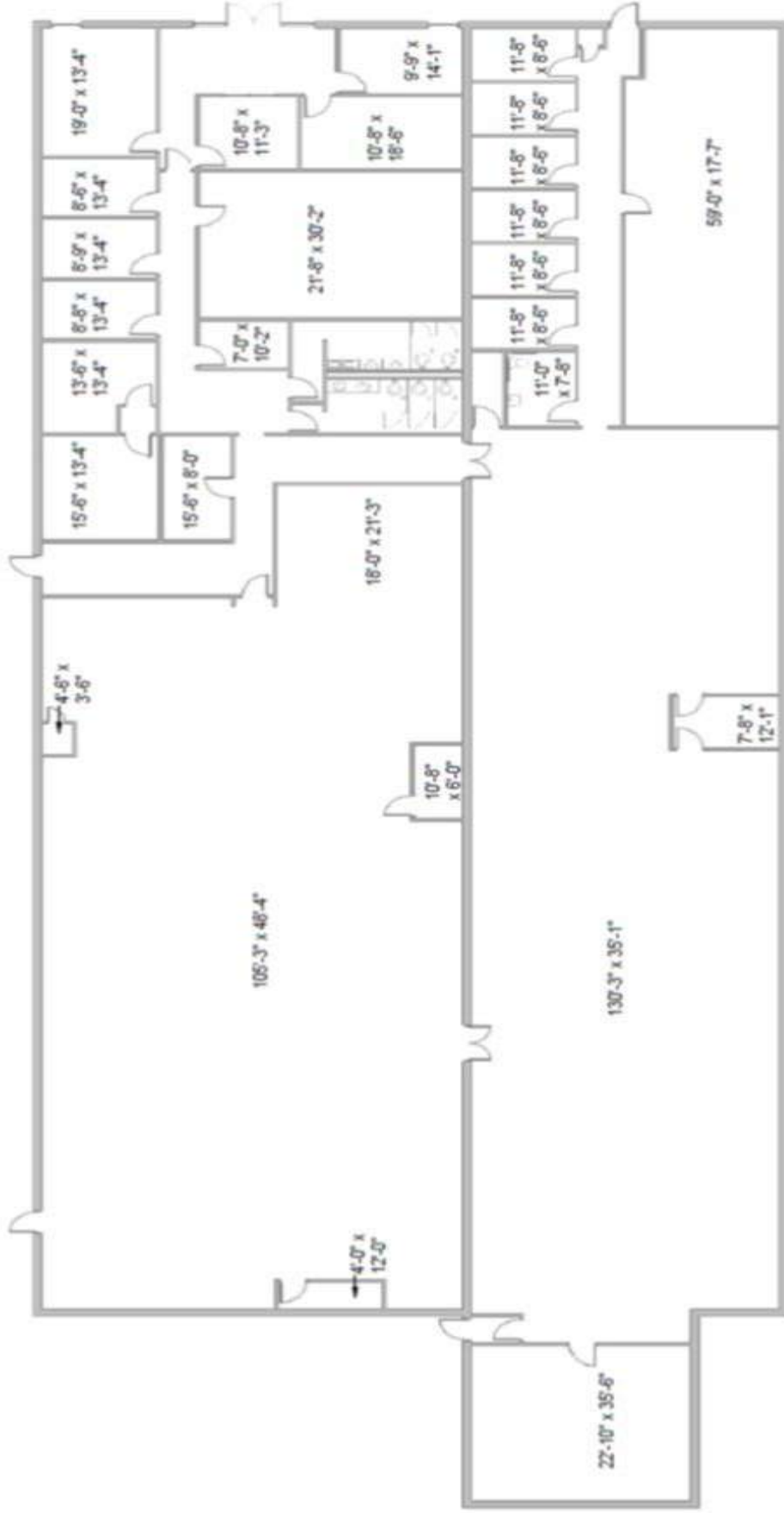
Madison Blvd/Hwy 20 32,560



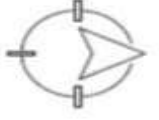
PHOTOGRAPHS



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	5,039	34,160	71,629
	2019 Estimate	4,843	32,545	68,005
	2010 Census	4,525	28,778	59,206
	Growth 2019 - 2024	4.05%	4.96%	5.33%
	Growth 2010 - 2019	7.03%	13.09%	14.86%
	2019 Population Hispanic Origin	303	1,651	3,219
2019 Population By Race:				
	White	3,307	23,011	47,989
	Black	1,045	6,264	13,246
	Am. Indian & Alaskan	14	167	379
	Asian	299	2,155	4,388
	Hawaiian & Pacific Island	7	47	106
	Other	170	901	1,898
U.S. Armed Forces:		1	57	458
Households:				
	2024 Projection	2,347	14,861	29,376
	2019 Estimate	2,251	14,130	27,854
	2010 Census	2,091	12,392	24,107
	Growth 2019 - 2024	4.26%	5.17%	5.46%
	Growth 2010 - 2019	7.65%	14.03%	15.54%
	Owner Occupied	789	7,480	17,385
	Renter Occupied	1,462	6,650	10,469
2019 Avg. Household Income		\$88,560	\$97,893	\$106,100
2019 Med. Household Income		\$57,191	\$75,459	\$85,485
2019 Households By Household Income:				
	<\$25,000	340	1813	3,511
	\$25,000 - \$50,000	670	3,083	4,889
	\$50,000 - \$75,000	412	2,141	4,177
	\$75,000 - \$100,000	195	1,580	3,221
	\$100,000 - \$125,000	158	1,825	3,581
	\$125,000 - \$150,000	129	1,179	2,373
	\$150,000 - \$200,000	146	1,294	3,275
	\$200,000+	203	1217	2,829



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>

REAL ESTATE DISCLAIMER

The information contained herein has been obtained from sources deemed reliable, but has not been verified or confirmed, and no guarantee, warranty or representation, either expressed or implied, is made with respect to such information. Term of sale or lease and availability, are subject to change or withdrawal without notice. All information to be verified by Purchaser and/or Lessee.