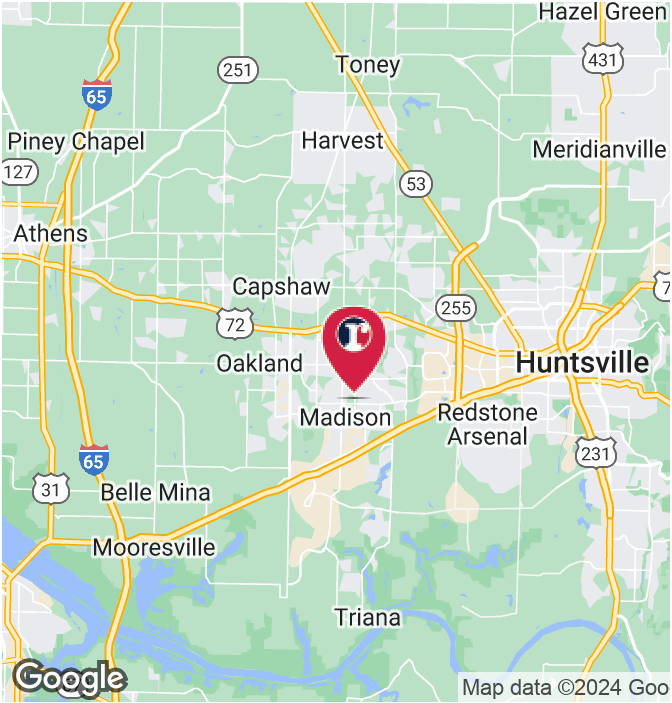


# MADISON COMMONS

300 Hughes Road Madison, AL 35758



**RETAIL PROPERTY  
FOR LEASE**

Space Available at Publix-Anchored Center

## Property Highlights

- Multiple spaces available ranging from 1,100 SF to 2,341 SF
- Excellent visibility and 7 points of access
- Located at 2 signalized intersections
- Less than 2 miles from US-72

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,879	18,471	36,286
Total Population	7,247	47,398	87,508
Average HH Income	\$108,345	\$110,797	\$102,404

**Traffic Counts**

23,245 VPD

**BEAU YOUNG**  
205.314.0390  
beau.young@retailspecialists.com

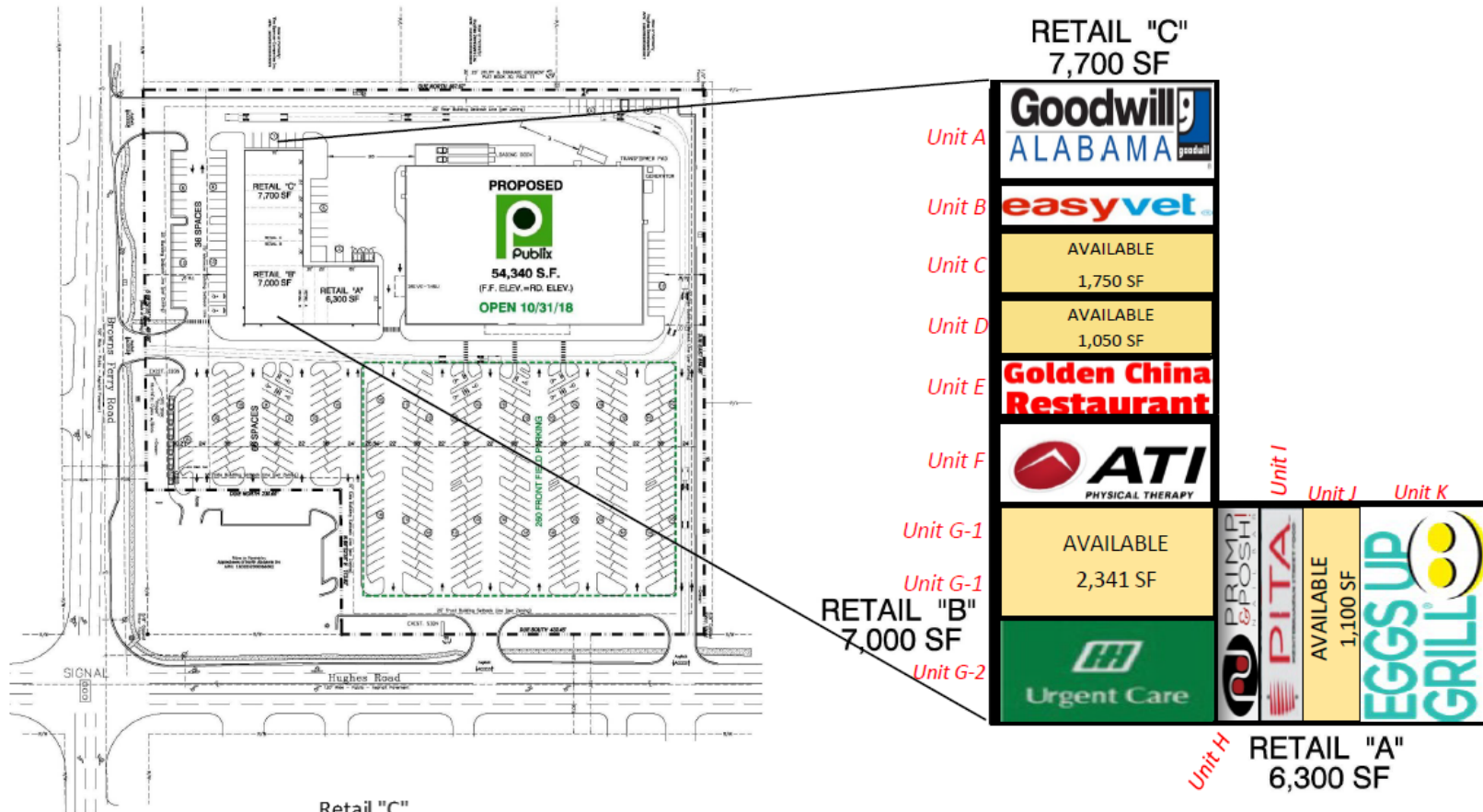
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# MADISON COMMONS

300 Hughes Road Madison, AL 35758

SITE PLAN | FOR LEASE



Retail "C"		
Unit A	Goodwill of Alabama	2,100 SF
Unit B	EasyVet	1,400 SF
Unit C	AVAILABLE	1,750 SF
Unit D	AVAILABLE	1,050 SF
Unit E	Golden China	1,400 SF

Retail "B"		
Unit F	ATI Physical Therapy	2,059 SF
Unit G-1	AVAILABLE	2,341 SF
Unit G-2	Urgent Team	2,600 SF

Retail "A"		
Unit H	Primp & Posh Nail Bar	1,400 SF
Unit I	Pita Mediterranean	1,400 SF
Unit J	AVAILABLE	1,100 SF
Unit K	Eggs Up Grill	2,400 SF

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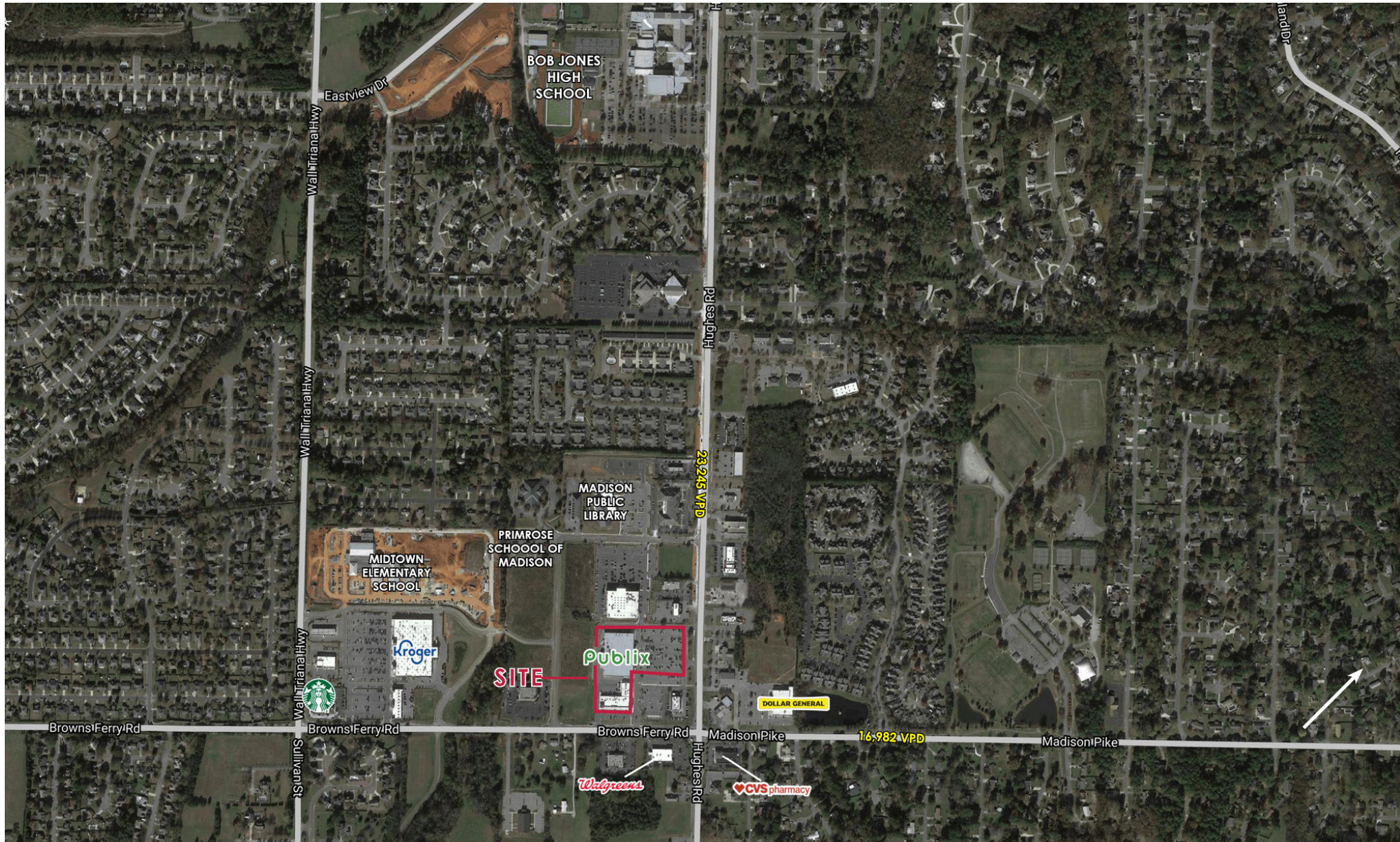




# MADISON COMMONS

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SITE AERIAL | FOR LEASE



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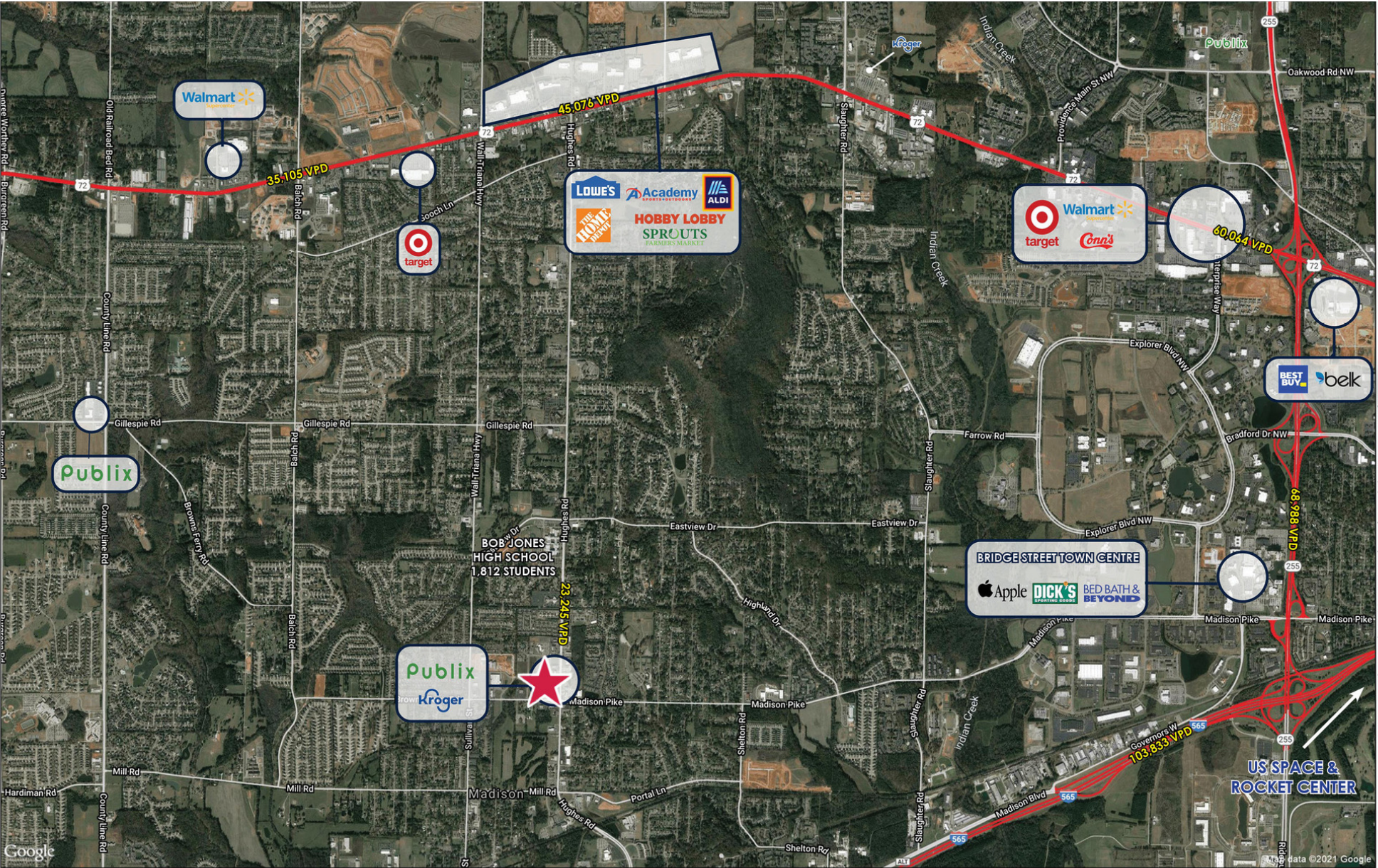




# MADISON COMMONS

300 Hughes Road Madison, AL 35758

MARKET AERIAL | FOR LEASE



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# MADISON COMMONS

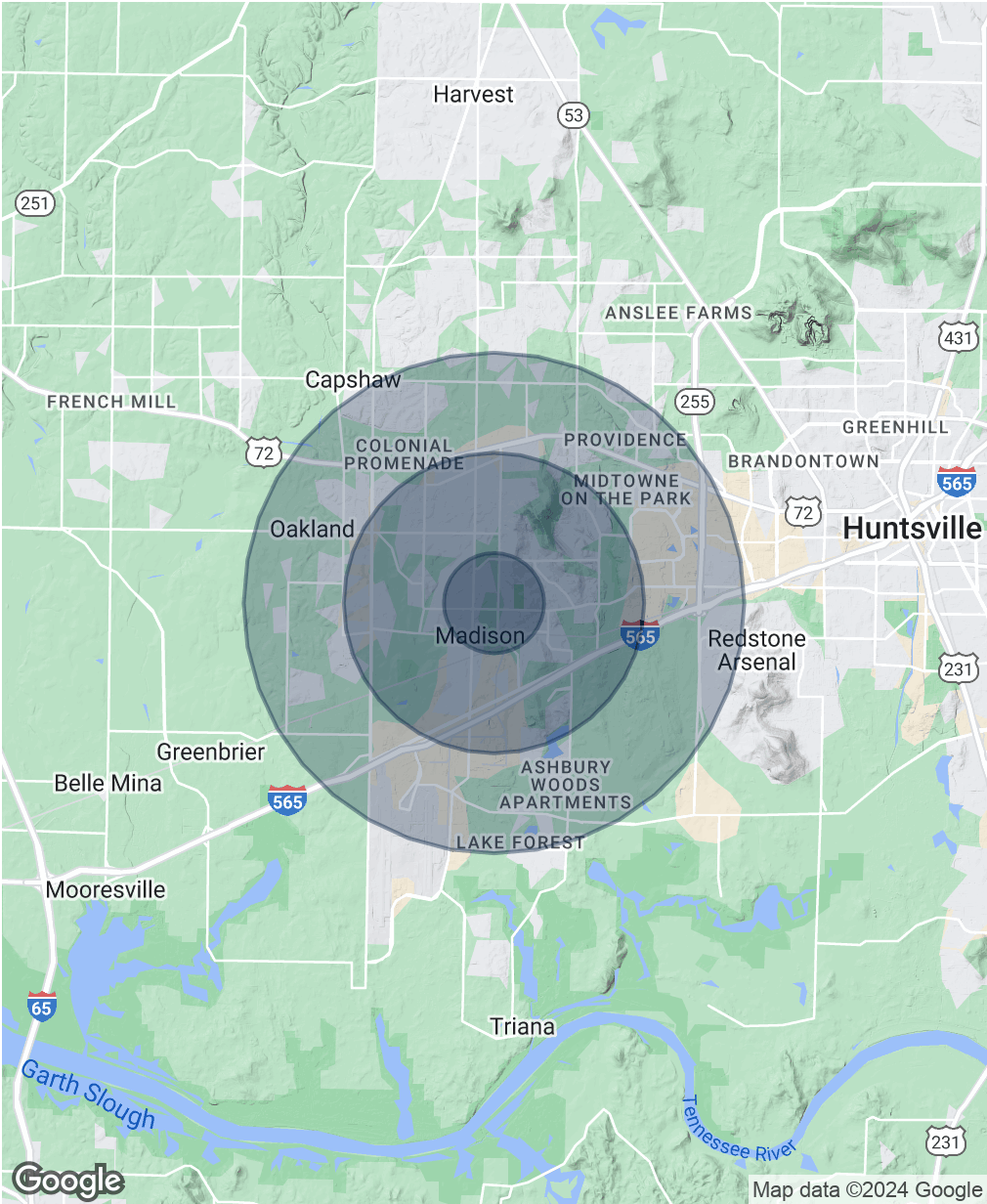
300 Hughes Road Madison, AL 35758

DEMOGRAPHICS MAP & REPORT | **FOR LEASE**

Population	1 Mile	3 Miles	5 Miles
Total Population	7,247	47,398	87,508
Average Age	37.8	39.0	38.2
Average Age (Male)	34.5	35.5	34.5
Average Age (Female)	38.6	37.3	36.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,879	18,471	36,286
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$108,345	\$110,797	\$102,404
Average House Value	\$251,120	\$283,937	\$273,424

\* Demographic data derived from SiteWise Pro



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