

# HWY 72 & NANCE ROAD PARCELS

7609 & 7619 Highway 72 W, Madison, AL 35758

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Located in one of the fastest growing areas in Alabama. The City of Madison is included in the Huntsville MSA, the second largest in the state.



## PROPERTY HIGHLIGHTS

- Available: 0.4 up to 0.8 parcels
- Trade area demographics reflect high income and secondary education.
- Area retailers include Kohl's, Home Depot, TJ Maxx, Publix, Starbucks, Outback Restaurant, and many more
- No zoning restrictions imposed by the Madison County
- Retail, medical office, single family, and multifamily developments happening in the trade area.
- Traffic Count: 51,370 AADT, Highway 72

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Population	3,887	425,040	94,686
Households	1,710	16,538	37,317
Median HH Income (\$)	81,595	85,269	77,174

## EXCLUSIVE AGENT(S)

DON BECK • don.beck@tscg.com • 256.534.7555

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## SITE PLAN



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