

ENDCAP SPACE FOR LEASE- HWY 72

# RIDGESIDE STATION- MADISON, AL



2,455 to 3,145 SF



### LOCATION

7616 Highway 72  
Madison, AL 35758



### SPACE AVAILABLE

2,455 to 3,145 SF



### PRICE

VPD

### ABOUT THE PROPERTY

Ridgeside Station is situated on the highly trafficked Hwy 72, offering excellent visibility with direct frontage. The center features two separate 3-tenant buildings located in a well-established shopping area. It is surrounded by a variety of popular national and local retailers and restaurants, making it an ideal spot to attract steady customer traffic.

### PROPERTY HIGHLIGHTS:

- Excellent visibility on US Highway 72
- over 52,000 cars passing daily
- 1.5 miles from Clift Farm mixed use development.
- Co-tenancy with Metro Diner, Mod Pizza and Sleep Number.
- Nearby major retailers include Academy Sports, Hobby Lobby, Home Depot, Kohl's, Lowe's, TJ Maxx, and ALDI
- Ample parking available

DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Population	4,229	53,346	121,426
Households	1,633	21,702	49,284
Avg HH Income	\$142,494	\$137,917	\$130,932
Median HH Income	\$108,323	\$105,889	\$103,259



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP

### FOR MORE INFORMATION:

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# PROPERTY AREA MAP



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