



**RETAIL PROPERTY FOR LEASE**

# **OPEN RETAIL SPACE IN MADISON**

411 Hughes Road, Madison, AL 35758



**DEAN**  
Commercial Real Estate

2101 Clinton Avenue Suite 501  
Huntsville, AL 35805  
[deancre.com](http://deancre.com)

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EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	3,800 SF
Lease Rate:	\$16.00 SF/yr (Gross)
Lot Size:	1.11 Acres
Year Built:	1995
Building Size:	10,400 SF
Zoning:	B2
Market:	Huntsville MSA
Traffic Count:	20,000

## PROPERTY OVERVIEW

This space has open space, 2 restrooms, break room and some office spaces in the back. It was previously used as a hair salon, but it could be converted to any use.

## LOCATION OVERVIEW

This property is ideally located on Hughes Road in the heart of Madison with excellent visibility and two curb cuts into the property.

Located just 10 miles west of Huntsville, Alabama, Madison is known for its highly-educated occupants and high-tech companies. Currently, over 1000 businesses call Madison home, enjoying a low cost of business with educated professionals and a hardworking labor force. Thanks to having a highly-educated workforce and growing companies demanding quality employees, over 58% of all households in the City of Madison have an income greater than \$75,000, with a city-wide average of \$107,330.



PRESENTED BY:

TERRI DEAN, CCIM  
256.975.4716  
terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

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ADDITIONAL PHOTOS



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LEASE SPACES

## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	3,800 SF	Lease Rate:	\$16.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	Available	3,800 SF	Gross	\$16.00 SF/yr	This suite has various uses with great visibility. CAM is \$2/SF currently.



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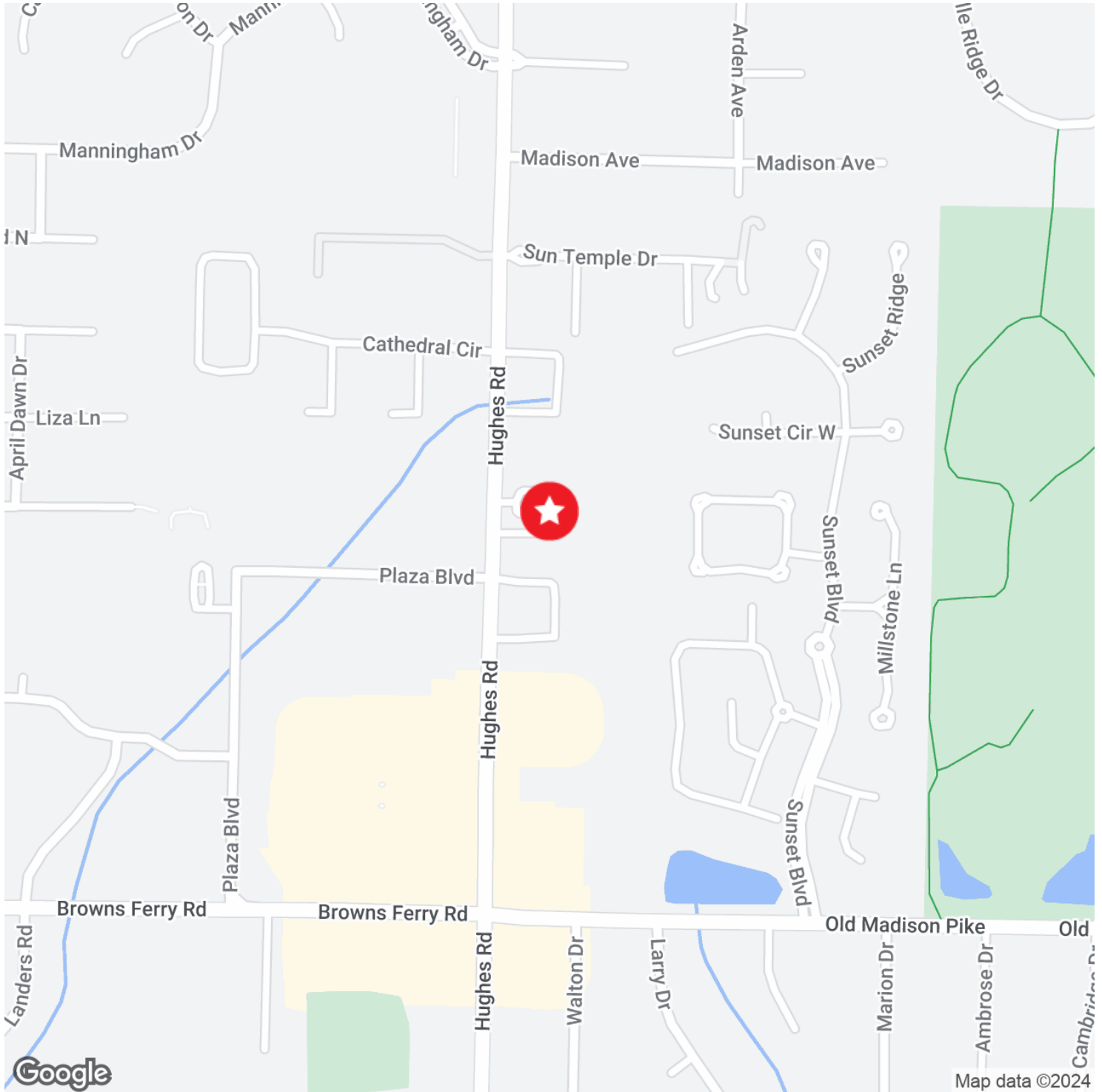
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LOCATION MAPS



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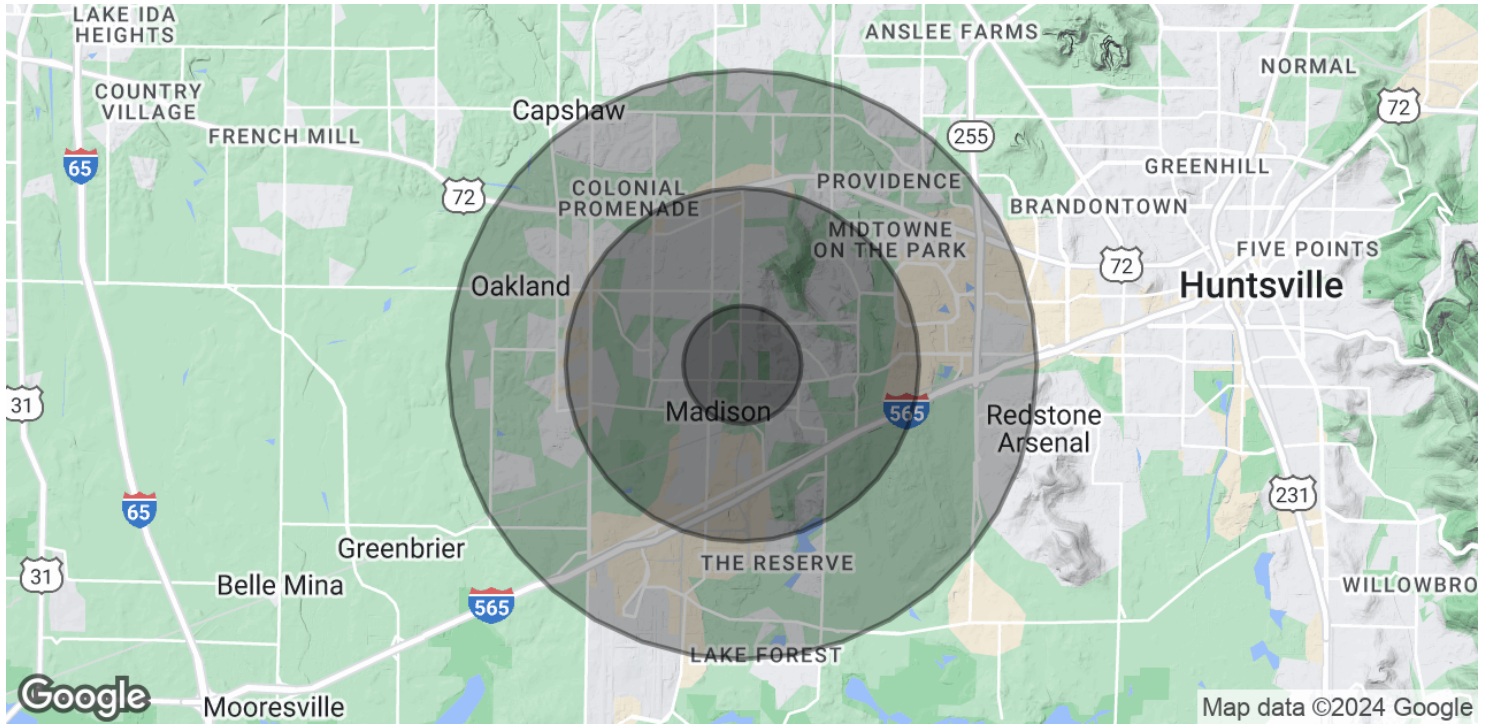
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,078	40,416	64,057
Average age	37.4	36.8	35.5
Average age (Male)	34.5	35.5	34.5
Average age (Female)	39.1	37.3	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,396	15,269	24,804
# of persons per HH	2.5	2.6	2.6
Average HH income	\$91,412	\$98,022	\$90,705
Average house value	\$218,482	\$268,848	\$259,558

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



**TERRI DEAN, CCIM**

Broker/Owner

terri@deancre.com

Direct: 256.975.4716

AL #68080

## PROFESSIONAL BACKGROUND

Terri Dean is the Broker/Owner of Dean Commercial Real Estate, specializing in the sale and leasing of office/medical office properties as well as retail properties. She also specializes in hospitality and senior living facilities as well.

Terri's 17-year real estate career started out owning a residential company with her father, progressed to being a Qualifying Broker and running a nine-person office, to her current status of owning her own company.

The advantage of having been a licensed Administrator for Senior Living communities in Tennessee and Alabama gives her an extensive knowledge of this unique sector as well as a firm understanding of financial statements. Having grown up around the medical field where her father was a hospital administrator, Terri is comfortable with all aspects of the medical business world as well.

Dean Commercial Real Estate was founded on the principles of honesty and integrity as well as customer service. Terri believes in hard work and dedication to principles and is passionate about delivering top notch service.

## EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

## MEMBERSHIPS

Alabama CCIM Chapter  
Enable Madison County - Immediate Past President of the Board of Directors  
Better Business Bureau of North Alabama Board of Directors  
Madison Chamber of Commerce  
Huntsville/Madison County Chamber of Commerce

National Society Daughters of the American Revolution  
National Society United States Daughters of 1812



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