OFFICE SPACE IN THE HEART OF MADISON

401 Hughes Road, Madison, AL 35758

OFFICE SPACE IN THE HEART OF MADISON

RETAIL PROPERTY FOR LEASE

EXECUTIVE SUMMARY

OFFERING SUMMARY

Available SF:	1,280 SF
Lease Rate:	$15.46 SF/yr (NNN)
Lot Size:	0.91 Acres
Year Built:	1988
Building Size:	9,775 SF
Renovated:	2017
Zoning:	B2
Market:	Madison
Submarket:	Huntsville MSA
Traffic Count:	20,000

PROPERTY OVERVIEW

Only 1 space left! Excellent visibility and signage options. Space is built out as nice office space with waiting area, multiple offices, kitchenette and ADA restroom. NNN expenses are $2.00/SF.

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. In 2021 and 2022 Madison was ranked the #1 Zip Code in Alabama, based on a variety of factors evaluated by Niche and reported in AL.com, and ranked 12th in the United States by Money Magazine. Madison's impressive business community (a mix of hi-tech, service businesses, & retail stores) is ever-expanding to meet the needs of this steadily growing population & technology/research center.

DEAN Commercial Real Estate

PRESENTED BY:
TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

Reception area

Kitchen

DEAN
Commercial Real Estate

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.
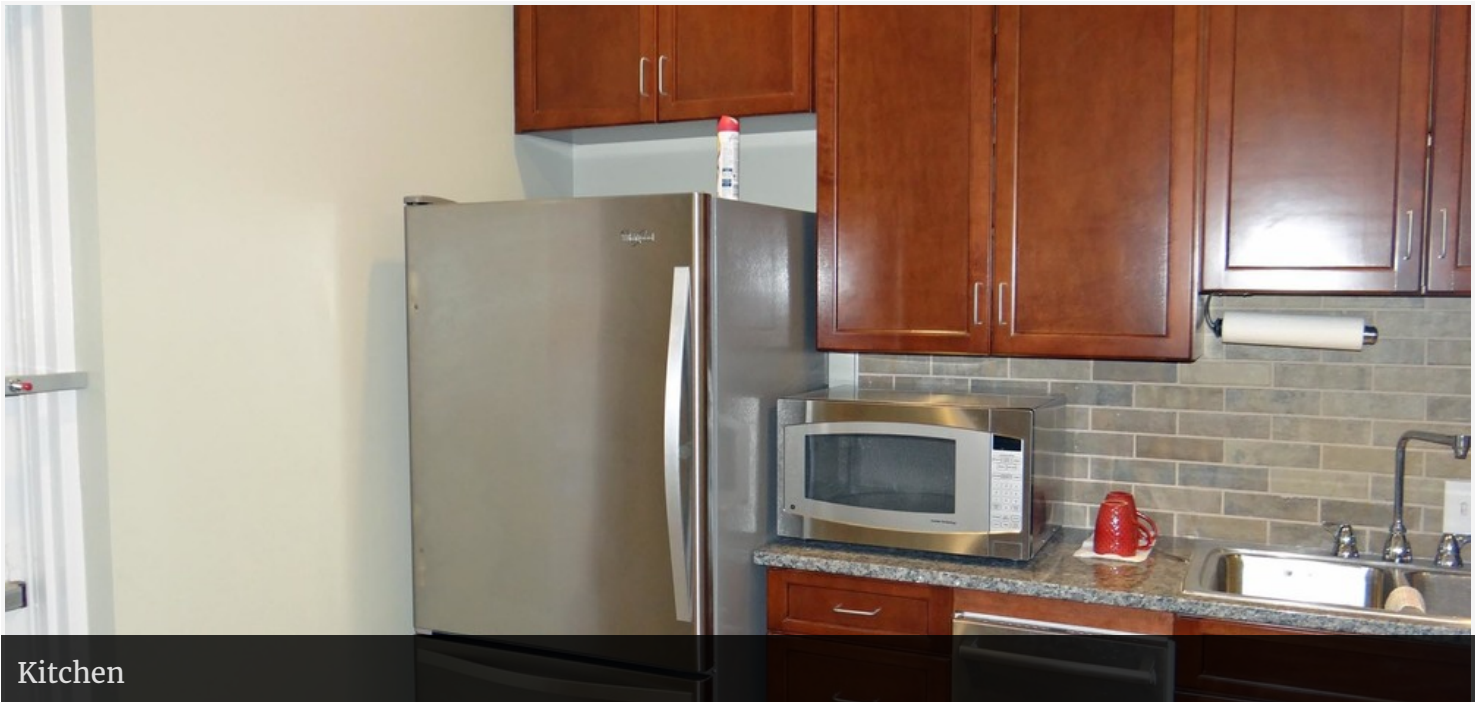
OFFICE SPACE IN THE HEART OF MADISON

Lease Rate: $15.46 SF/YR (NNN)   **Total Space**   1,280 SF

Lease Type: NNN   **Lease Term:**   3 years +

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 2	Strip Center	$15.46 SF/YR	NNN	1,280 SF	Negotiable	

PRESENTED BY:
TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

OFFICE SPACE IN THE HEART OF MADISON

DEAN
Commercial Real Estate

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.
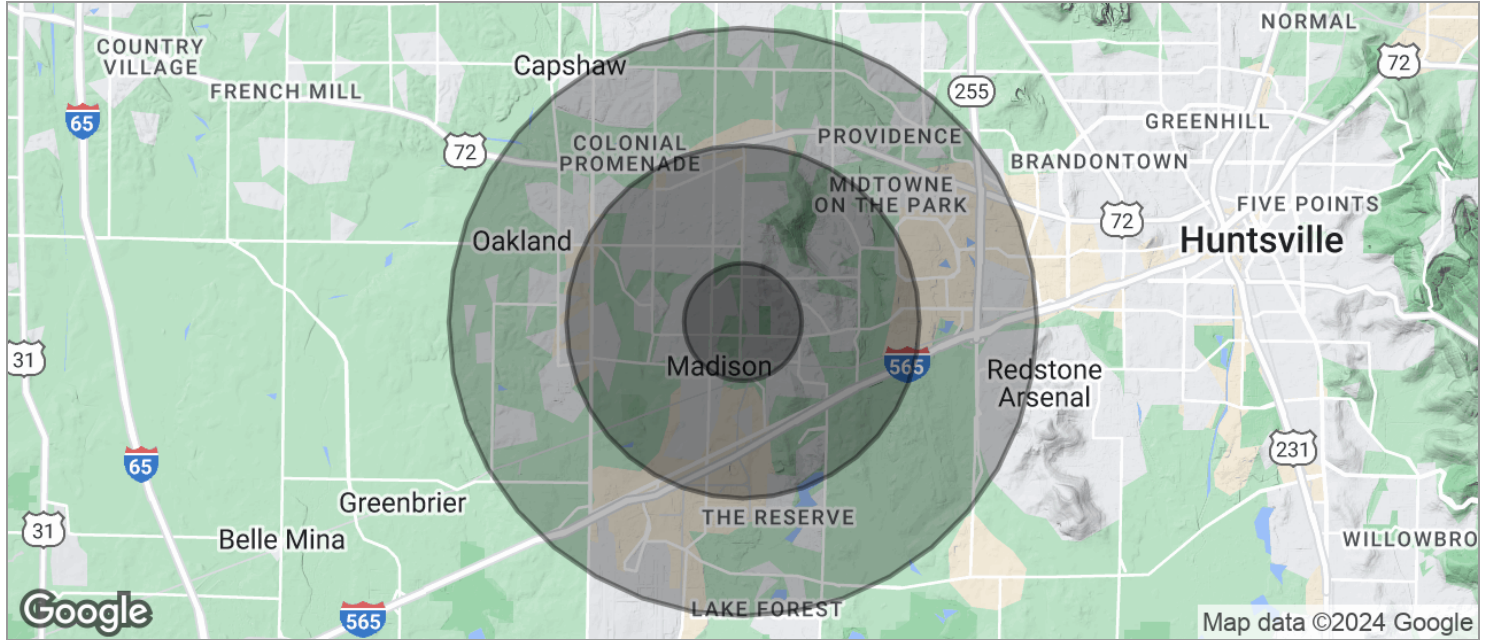
OFFICE SPACE IN THE HEART OF MADISON

★ **RETAIL PROPERTY FOR LEASE**   **DEMOGRAPHICS MAP**

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,045	40,183	63,918
MEDIAN AGE	37.3	36.7	35.6
MEDIAN AGE (MALE)	34.4	35.5	34.5
MEDIAN AGE (FEMALE)	38.9	37.3	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,394	15,196	24,736
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	$90,510	$97,804	$90,888
AVERAGE HOUSE VALUE	$215,976	$268,385	$260,151

* Demographic data derived from 2020 ACS - US Census

PRESENTED BY:
TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

DEAN Commercial Real Estate

OFFICE SPACE IN THE HEART OF MADISON

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