



**OFFICE BUILDING FOR LEASE**

# **PROFESSIONAL OFFICE SPACE IN MADISON**

120 W. Dublin Drive, Madison, AL 35758



**DEAN**  
Commercial Real Estate

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



120 W. DUBLIN DRIVE, MADISON, AL 35758

# PROFESSIONAL OFFICE SPACE IN MADISON



OFFICE BUILDING FOR LEASE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	2,089 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Year Built:	2005
Building Size:	15,000 SF
Zoning:	B3
Market:	Madison
Submarket:	Huntsville MSA

## PROPERTY OVERVIEW

With its location and professional atmosphere, the property ensures a welcoming environment for both clients and staff. The facilities provide a comfortable and efficient workspace, while the nearby conveniences and accessibility make it an ideal choice for your business.

## LOCATION OVERVIEW

Discover the ideal location for your office or medical practice in Madison, AL. Located in a vibrant community known for its excellent schools and strong local economy, this area offers professionals a thriving place to grow their businesses. Within easy reach of the property, you'll find a range of popular dining options, entertainment venues, and outdoor recreational spots. Nearby amenities include the Bridge Street Town Centre, Madison Hospital, and numerous parks and walking trails. With its convenient access to major roadways, this location provides a perfect blend of suburban charm and urban accessibility for your professional needs.



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.

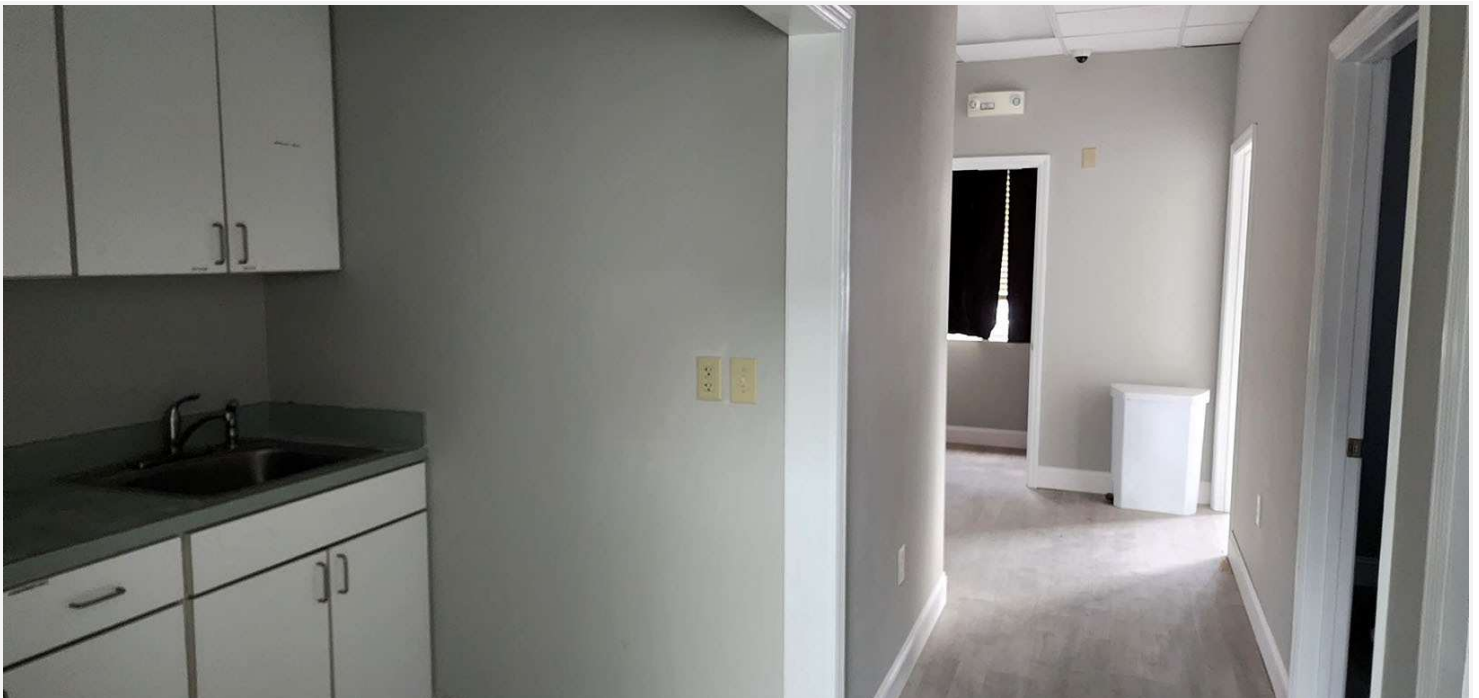
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ADDITIONAL PHOTOS



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AVAILABLE SPACES

Lease Rate:	\$18.00 SF/YR (NNN)	Total Space	2,089 SF
Lease Type:	NNN	Lease Term:	3 years +

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 104/105	Medical	\$18.00 SF/YR	NNN	2,089 SF	36+	NNN Charges are \$4.00. Utilities are responsibility of tenant. Space is ready for move in.



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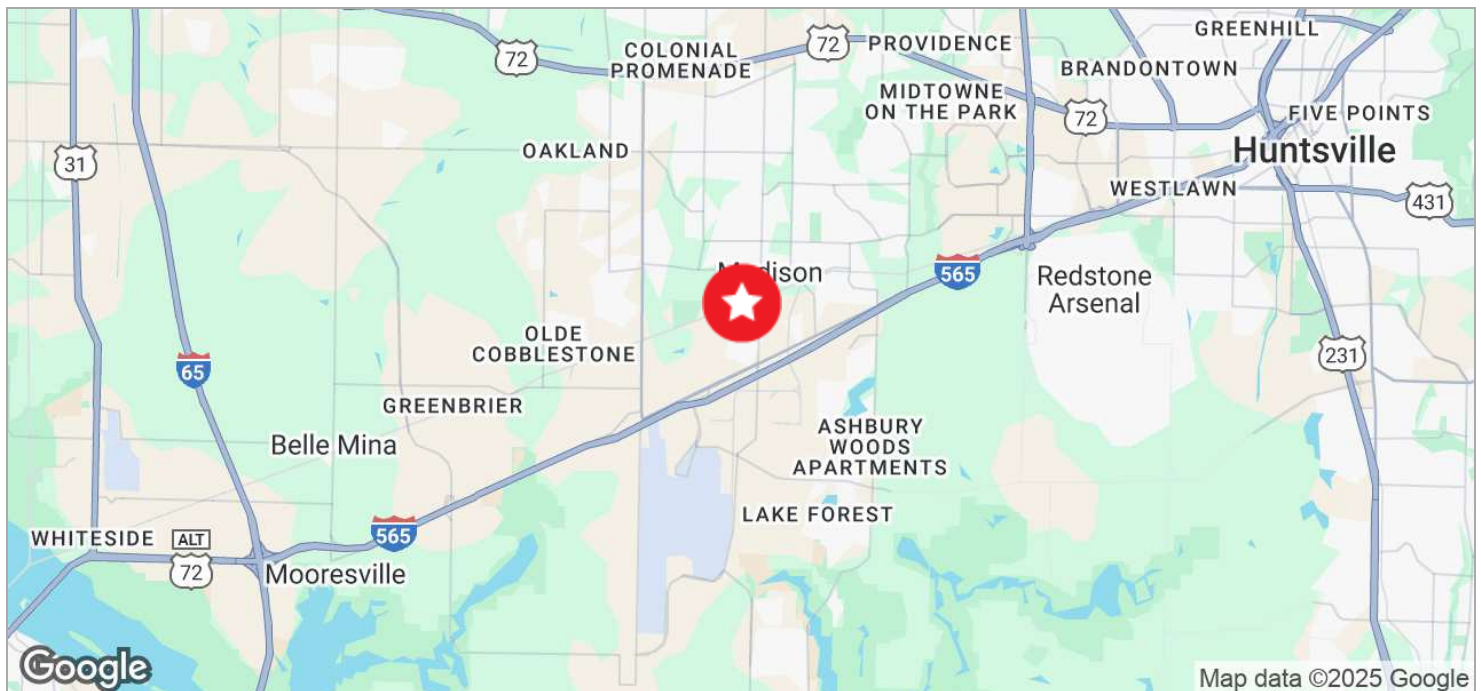
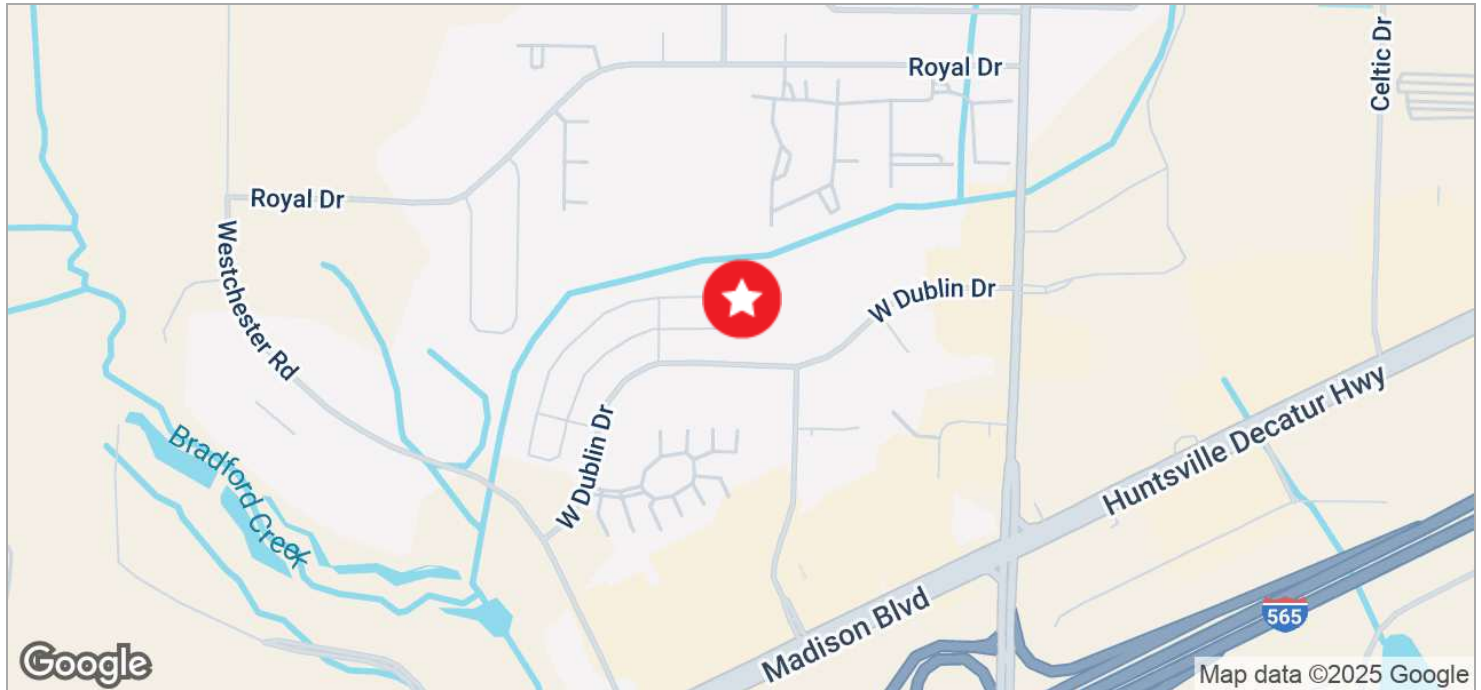
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# PROFESSIONAL OFFICE SPACE IN MADISON



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LOCATION MAPS



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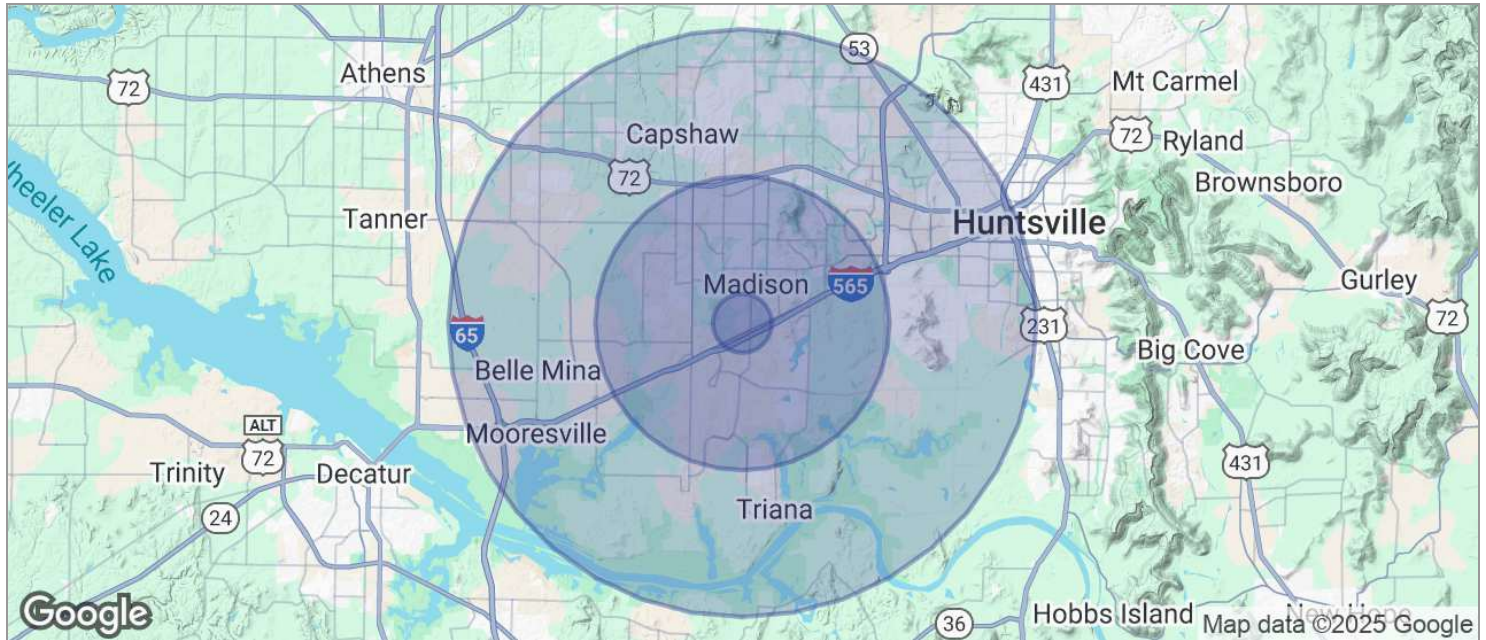
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DEMOGRAPHICS MAP



## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,556	50,261	140,618
MEDIAN AGE	33.0	36.1	34.7
MEDIAN AGE (MALE)	32.3	35.1	34.2
MEDIAN AGE (FEMALE)	33.4	36.6	34.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,170	19,249	54,546
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$65,397	\$94,205	\$78,968
AVERAGE HOUSE VALUE	\$204,798	\$257,864	\$236,303

\* 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 18-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 – Past President of the Board of Directors  
Better Business Bureau of North Alabama Board of Directors  
Huntsville/Madison County Chamber of Commerce

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



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