

FORMER RESTAURANT AVAILABLE

8979 Madison Blvd. Madison, AL 35758



RETAIL PROPERTY FOR SALE & LEASE | 1,581 SF Former Waffle House on 0.28 AC Pad Available

Property Highlights

- Site is located off of Exit 9 on I-565
- Ideally located next to multiple national hotels and retailers
- Intergraph Corporation (4,000 employees) and 563 Acre Town Madison development just over a mile away

Demographics	3 Miles	5 Miles	10 Miles
Total Households	12,934	25,683	76,942
Total Population	29,655	64,487	191,330
Median HH Income	\$75,420	\$86,002	\$61,157

Traffic Counts

60,731 VPD (I-565)
32,768 VPD (Madison Blvd)

ALEX MCCAULEY
205.314.0396
alex@retailspecialists.com

JOE STRAUSS, CCIM
205.490.2831
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No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

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MARKET AERIAL | FOR SALE & LEASE



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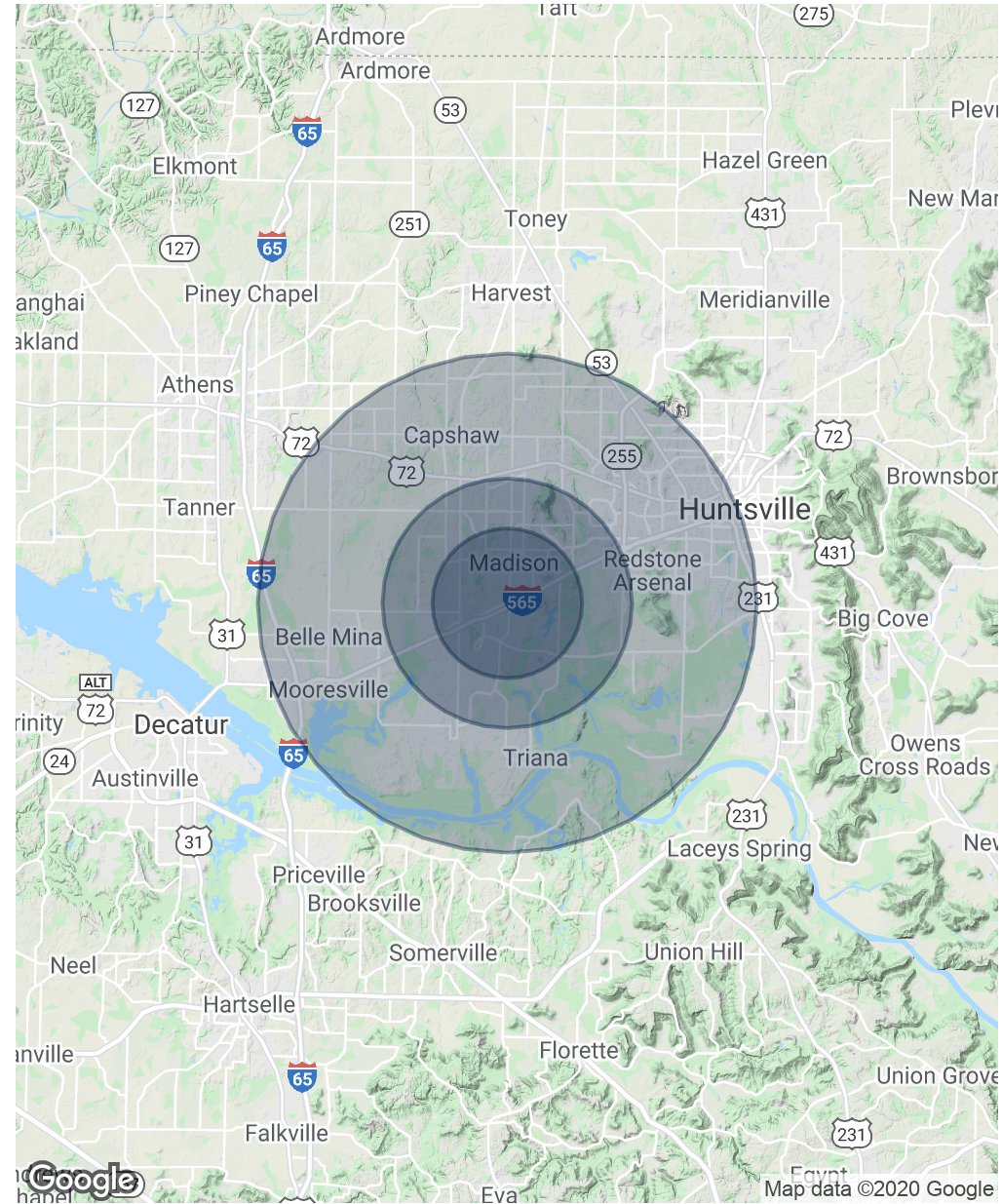
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DEMOGRAPHICS MAP & REPORT | FOR SALE & LEASE

Population	3 Miles	5 Miles	10 Miles
Total Population	29,655	64,487	191,330
Average age	37.2	38	37.6
Daytime Population	40,316	68,526	250,242
Growth Rate (2019-2024)	14.25%	15.12%	12.77%

Households & Income	3 Miles	5 Miles	10 Miles
Total households	12,934	25,683	76,942
# of persons per HH	2.3	2.5	2.4
Average house value	\$236,730	\$254,843	\$214,528
Median HH Income	\$75,420	\$86,002	\$61,157

* Demographic data derived from SiteWise Pro



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