

FOR LEASE

The Shoppes of Madison

8141 Highway 72 W | Madison, AL



Overview

AVAILABLE	1,400-1,600 SF
RATES	Call for Rates

Property Managed By
Inland Commercial Real Estate Services LLC



Contact

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Description

- Strong tenant mix includes Target, Petco, Ross Dress for Less, and ULTA
- Epicenter of retail corridor on Highway 72
- Nearby Madison Regional Hospital
- Fastest growing city in Alabama
- Highest education levels statewide

Demographics

	1 MILE	3 MILE	5 MILE
Population	4,309	46,360	105,327
Households	1,907	18,294	41,997
Average HH Income	\$114,914	\$118,538	\$107,212
Total Daytime Population	4,794	42,033	106,199

Year: 2020 | Source: Esri

Traffic Counts

Highway 72, adjacent to Site	35,048 VPD
Highway 72, E of Site	45,708 VPD
Highway 72, W of Site	32,989 VPD

Year: 2019 | Source: ALDOT

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1 AT&T Mobility	4,000 SF	15 ULTA	10,000 SF
2 AVAILABLE	1,400 SF	16 Rack Room Shoes	5,500 SF
3 Smashburger	2,100 SF	17 Maurice's	5,000 SF
4 Tom Brown's	4,800 SF	18 Target	
5 Moe's Southwest Grill	2,400 SF	19 Kay Jewelers	3,395 SF
6 Fulin's Asian Cuisine	4,800 SF	20 Petco Supplies & Fish	12,500 SF
7 Crumbl Cookies	1,600 SF	21 Dollar Tree	9,000 SF
8 AVAILABLE	1,600 SF	22 Humana	4,120 SF
9 Great Clips	1,600 SF	24 Shoe Fly	1,700 SF
10 Complete Dental	1,600 SF	25 Ross Dress for Less	22,000 SF
11 Serenity Nail Spa	1,600 SF	27 Panera Bread	
12 America's Best Eyeglasses	3,200 SF	28 National Bank of Commerce	
13 Sally Beauty Supply	1,600 SF	100 Recyclable Textile Management	
14 Orange Theory Fitness	3,200 SF		

Executive Summary

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	1 mile	3 miles	5 miles
Population			
2020 Population	4,309	46,360	105,327
2000 Population	2,423	25,436	57,803
2010 Population	3,579	39,163	87,372
2025 Population	4,614	49,965	113,810
2000-2010 Annual Rate	3.98%	4.41%	4.22%
2010-2020 Population: Annual Growth Rate	1.83%	1.66%	1.84%
2020-2025 Population: Annual Growth Rate	1.38%	1.51%	1.56%
2020 Median Age	42.7	38.1	37.1
Households			
2000 Households	917	9,225	22,021
2010 Households	1,525	14,929	34,125
2020 Total Households	1,907	18,294	41,997
2025 Total Households	2,068	19,907	45,651
2000-2010 Annual Rate	5.22%	4.93%	4.48%
2010-2020 Households: Annual Growth Rate	2.20%	2.00%	2.05%
2020-2025 Households: Annual Growth Rate	1.63%	1.70%	1.68%
2020 Average Household Size	2.23	2.52	2.48
Housing Units			
2020 Total Housing Units	2,013	19,326	44,862
2020 Owner Occupied Housing Units	1,439	12,952	27,389
2020 Renter Occupied Housing Units	468	5,341	14,608
2020 Vacant Housing Units	106	1,032	2,865
Race and Ethnicity			
2020 White Alone	73.3%	69.1%	66.5%
2020 Black Alone	17.5%	20.3%	23.5%
2020 American Indian/Alaska Native Alone	0.7%	0.5%	0.6%
2020 Asian Alone	4.1%	5.0%	4.7%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	3.8%	4.6%	4.5%
Income			
2020 Median Household Income	\$87,710	\$93,898	\$83,963
2020 Average Household Income	\$114,914	\$118,538	\$107,212
2020 Per Capita Income	\$47,033	\$47,011	\$42,810
2020 Population 25+ by Educational Attainment			
Total	3,115	32,315	72,298
High School Graduate	12.2%	10.8%	11.3%
GED/Alternative Credential	1.6%	1.8%	2.1%
Some College, No Degree	16.8%	16.0%	17.4%
Associate Degree	8.0%	7.7%	9.0%
Bachelor's Degree	33.5%	36.1%	34.4%
Graduate/Professional Degree	24.9%	24.5%	22.0%
Data for all businesses in area			
Total Businesses:	297	1,085	3,207
Total Employees:	3,011	12,075	55,855
Total Residential Population:	4,309	46,360	105,327
Employee/Residential Population Ratio:	1:1	0:1	1:1
2020 Total Daytime Population	4,794	42,033	106,199
Workers	2,502	18,379	53,481
Residents	2,292	23,654	52,718