

MULTIPLE SIZES FOR LEASE

MADISON COMMONS

300 HUGHES ROAD, MADISON, AL 35758

PROPERTY FOR LEASE



205.823.3030

TheRetailCompanies.com

PROPERTY PHOTO



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CALL FOR PRICING

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Real Estate Is Our Passion

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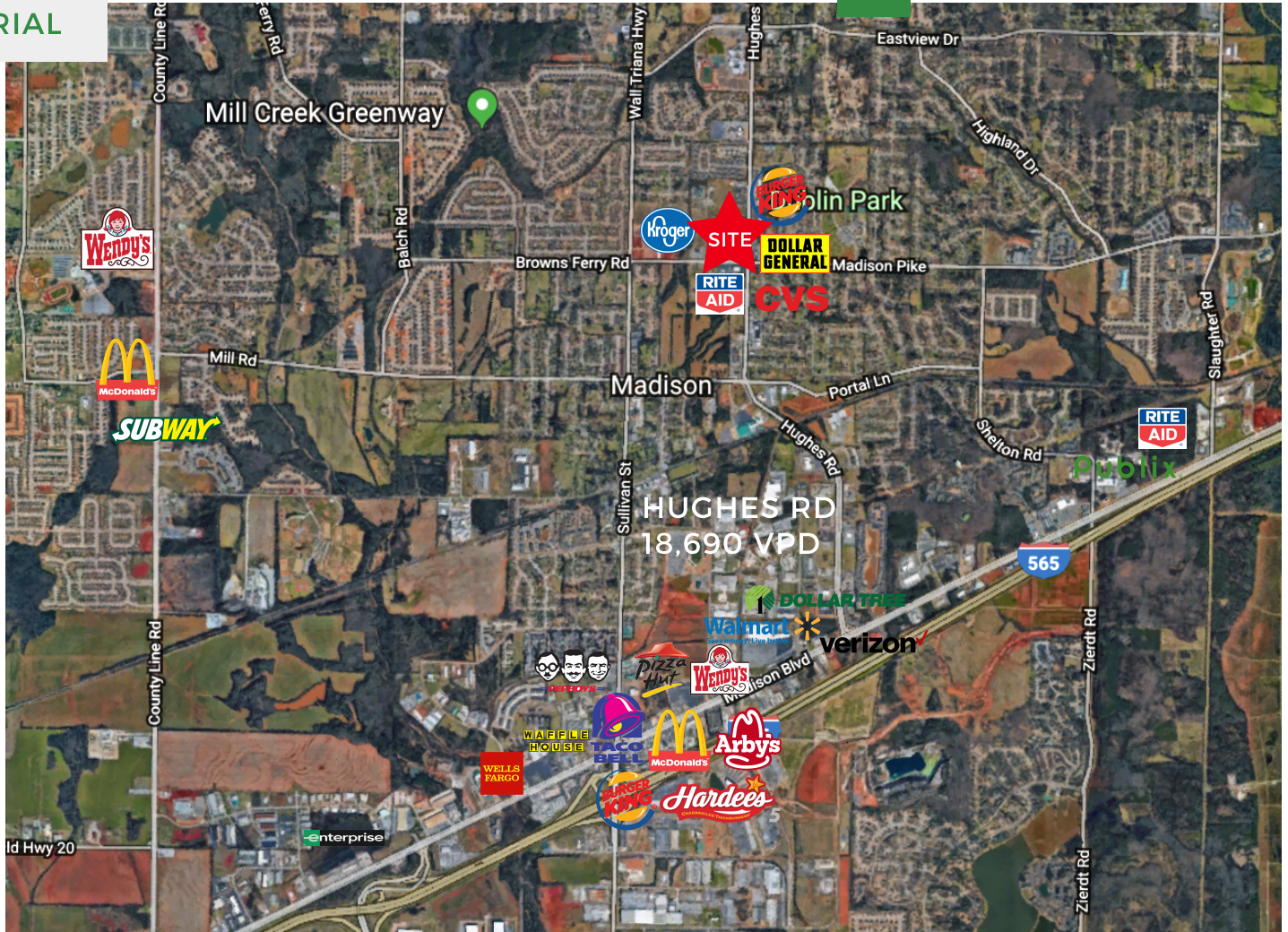
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AERIAL



QUICK FACTS

- Publix-anchored center located among North Alabama's fastest growing retail market
- Ideal retail location on Hughes road between the I-565 and Hwy 72 corridors.
- Direct visibility from both Hughes Road and Browns Ferry Road
- Monument signage is available.

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RENDERINGS

EAST ELEVATION



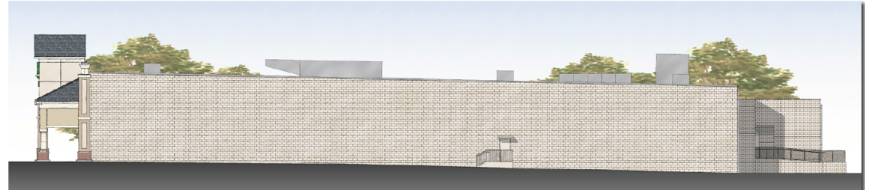
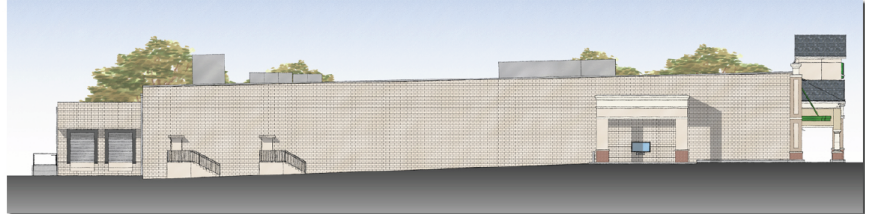
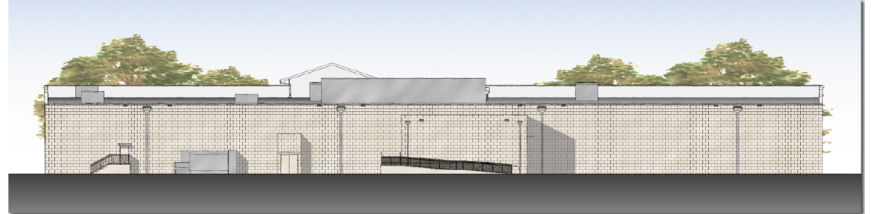
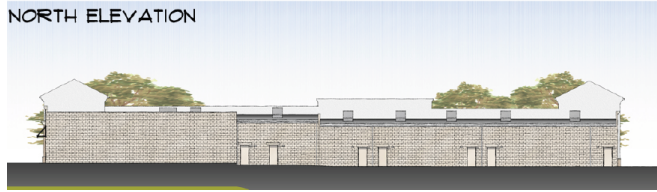
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



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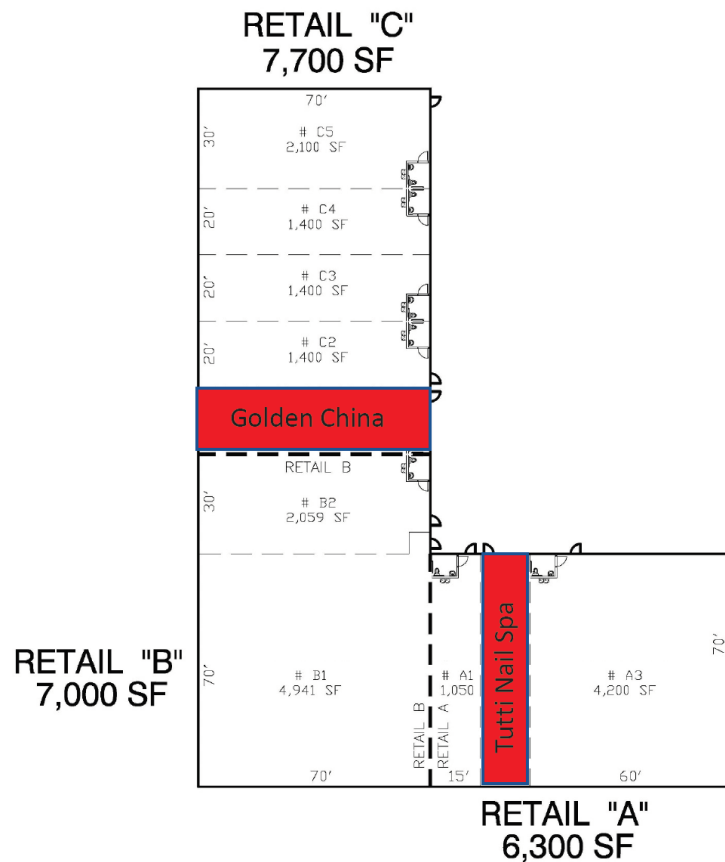
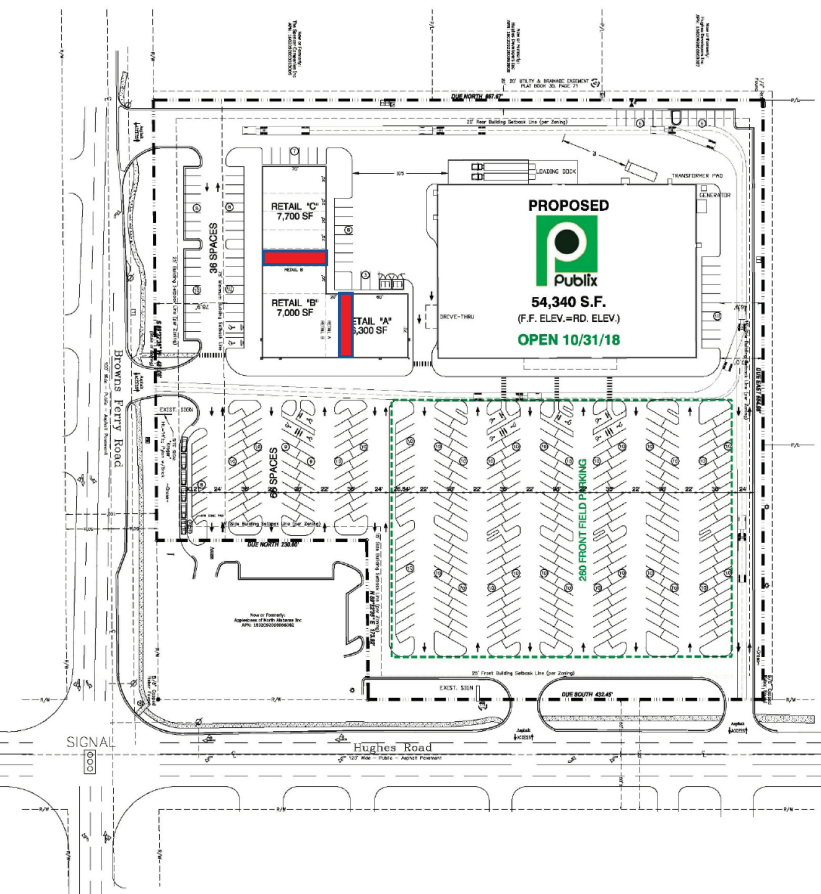
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SITE PLAN AND AVAILABLE SPACES



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SIGNAGE RENDERING

D/F ILLUMINATED MONUMENT

Qty 1

PART #

LOCATION 2

Monument Sign - Front

Scale: 1/2" = 1'-0"

10'-0"

1'-9"

6'-0"

5'-9" (V.O.)

1'-9"

MADISON
COMMONS

Publix
FOOD • DRIVE THRU PHARMACY

8'-8"
1'-3"
5"
3"
4'-9"
2'-2 1/2" (V.O.)
1'-0 1/4" (V.O.)
1'-0 1/4" (V.O.)
3 3/4"
1'-2 1/2"
4 3/4"

2'-9 3/4" (V.O.)

2'-9 3/4" (V.O.)

9'-10"

10'-6"

6'-4 1/2"

5'-3"

4" SQ. x 5/16" S.B.
x 13'-0" L.O. (2)
x 5'-1 1/2" > 2.7 1/2"

2" DIA. x 5'-0" DEEP ANCHOR PIG. (2)
1.25" DIA. TYP. CONCRETE TOTAL
1.7" THICKNESS OF BASE

Roof-top to be manufactured from aluminum, primed and painted to match the existing building

Double-face cabinet manufactured from aluminum, primed and painted to match existing building. Cabinet to be internally illuminated with white LEDs.

Routed aluminum faces primed and painted to match existing building with 3/4" clear acrylic push-through letters with black vinyl applied to the first surface.

Decorative trim to be manufactured from aluminum, primed and painted to match the existing building

Main I.D. faces to be manufactured from pan-embossed acrylic with second surface painted graphics to match Pantone 363 C, 8,60 square feet.

Double-face cabinet manufactured from aluminum, primed and painted to match existing building. Cabinet to be internally illuminated with white LEDs.

Tenant panels to be manufactured from 3/16" flat acrylic with first surface applied vinyl graphics. (Logos to be provided prior to production)

Pole covers to be manufactured from aluminum, primed and painted to match the existing building

Precast concrete sill to match building.

Brick Base by others

Monument Sign - Side

Scale: 1/2" = 1'-0"

2'-6"

2'-0"

1'-9"

2'-4"

3'-0"

Monument Sign - Night

Scale: Not to Scale



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DEMOGRAPHICS

Midtown Marketplace		3 Mile Radius	5 Mile Radius	7 Mile Radius
Population	Q2 2018 Estimated Population	44,898	77,596	125,067
	2023 Projected Population	48,557	87,930	141,365
	2010 Census Population	39,584	64,230	105,162
	2000 Census Population	28,299	42,703	72,155
	1990 Census Population	16,004	24,590	47,583
	Historical Annual Growth 1990 to 2000	5.87 %	5.67 %	4.25 %
	Historical Annual Growth 2000 to 2010	3.41 %	4.17 %	3.84 %
	Estimated Annual Growth 2010 to 2018	1.54 %	2.32 %	2.12 %
	Projected Annual Growth 2018 to 2023	1.58 %	2.53 %	2.48 %
	Median Age	38.17	37.48	36.35
Households	Q2 2018 Estimated Households	17,431	32,095	50,491
	2023 Projected Households	18,851	36,531	57,189
	2010 Census Households	15,356	26,285	41,997
	2000 Census Households	10,856	17,143	28,395
	1990 Census Households	6,356	9,918	19,057
	Historical Annual Growth 1990 to 2000	5.50 %	5.63 %	4.07 %
	Historical Annual Growth 2000 to 2010	3.53 %	4.37 %	3.99 %
	Estimated Annual Growth 2010 to 2018	1.55 %	2.45 %	2.26 %
	Projected Annual Growth 2018 to 2023	1.58 %	2.62 %	2.52 %
	Population per Household	2.57	2.41	2.42
Population by Race	White	73.28 %	70.73 %	66.39 %
	Black or African American	15.75 %	18.96 %	23.82 %
	Asian & Pacific Islander	6.35 %	5.66 %	4.69 %
	Other Races	4.62 %	4.65 %	5.11 %
	Non Hispanic or Latino Population	95.35 %	95.76 %	95.34 %
	Hispanic or Latino Population	4.65 %	4.24 %	4.66 %
Income	Average Household Income	\$105,871	\$98,059	\$91,339
	Median Household Income	\$87,769	\$80,354	\$74,512
	Per Capita Income	\$41,192	\$40,686	\$37,310
Education (Age 25+)	Elementary	0.98 %	1.10 %	1.36 %
	Some High School	2.25 %	2.27 %	3.09 %
	High School Graduate	12.71 %	13.65 %	15.66 %
	Some College	19.28 %	19.56 %	19.80 %
	Associates Degree Only	8.78 %	8.80 %	9.28 %
	Bachelors Degree Only	34.56 %	33.67 %	31.63 %
	Graduate Degree	21.43 %	20.95 %	19.17 %
Business	Number of Businesses	1,125	2,236	3,281
	Total Number of Employees	25,400	61,199	91,181
	Employees per Business	22.58	27.37	27.79
	Residential Population per Business	39.91	34.70	38.12

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