



Colliers

For Sale, Lease
or Ground Lease

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385 Hughes Road
Madison, AL 35758

Rare Development or Reuse Opportunity

Situated at a high-visibility location in one of Madison County's established retail corridors, 385 Hughes Road presents a compelling opportunity for a quick-service restaurant, fast-casual concept, or similar commercial user. The 1.14-acre site features an existing 7,400 SF building that may be suitable for renovation and reuse, or the site can accommodate a ground-up new construction — with any demolition and redevelopment decisions remaining at the discretion of the buyer or ground lease tenant. Either path offers sufficient land area for dedicated parking and landscaping, making the site adaptable to a range of operator prototypes and operational requirements.

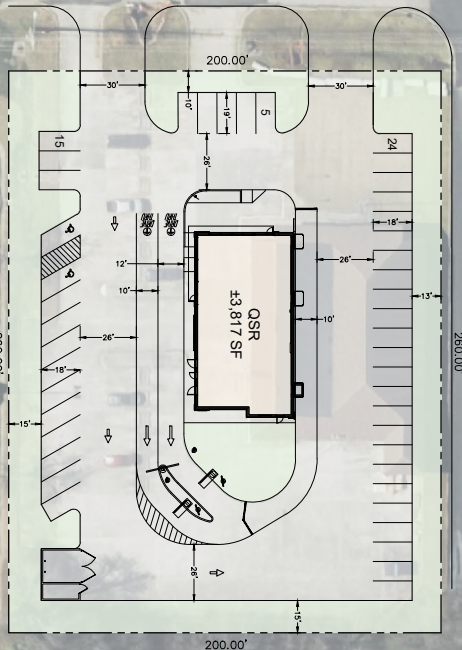
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Property Highlights

Address	385 Hughes Road
Location	Madison, Alabama 35758
Site Area	±1.14 Acres
Existing Improvements	7,400 SF Existing Building
Zoning	B2, Community Business District
Price	Contact Broker

The trade area surrounding 385 Hughes Road is among the most active retail nodes in the Madison-Huntsville metro. Positioned directly across from a Publix-anchored center, blocks from Bob Jones HS, and flanked by established national and regional operators—including Burger King, Applebee's, Eggs Up Grill, and Lawler's Barbeque—the site benefits from proven food-and-beverage traffic generation and strong co-tenancy. Additional neighboring uses include fitness, financial services, and a public library, further driving consistent daily traffic (18,995 VPD) from a broad and diverse consumer base. The demographics within a 3-mile radius reflect an affluent, dense suburban population with an average household income well above national benchmarks, making the site particularly well-suited for a QSR or fast-casual concept targeting quality-conscious, convenience-driven guests.

HUGHES ROAD



Sample Concept

DEMOGRAPHICS

3 mile radius



Current
Population

53,766



2030 Projected
Population

58,100



Average HH
Income

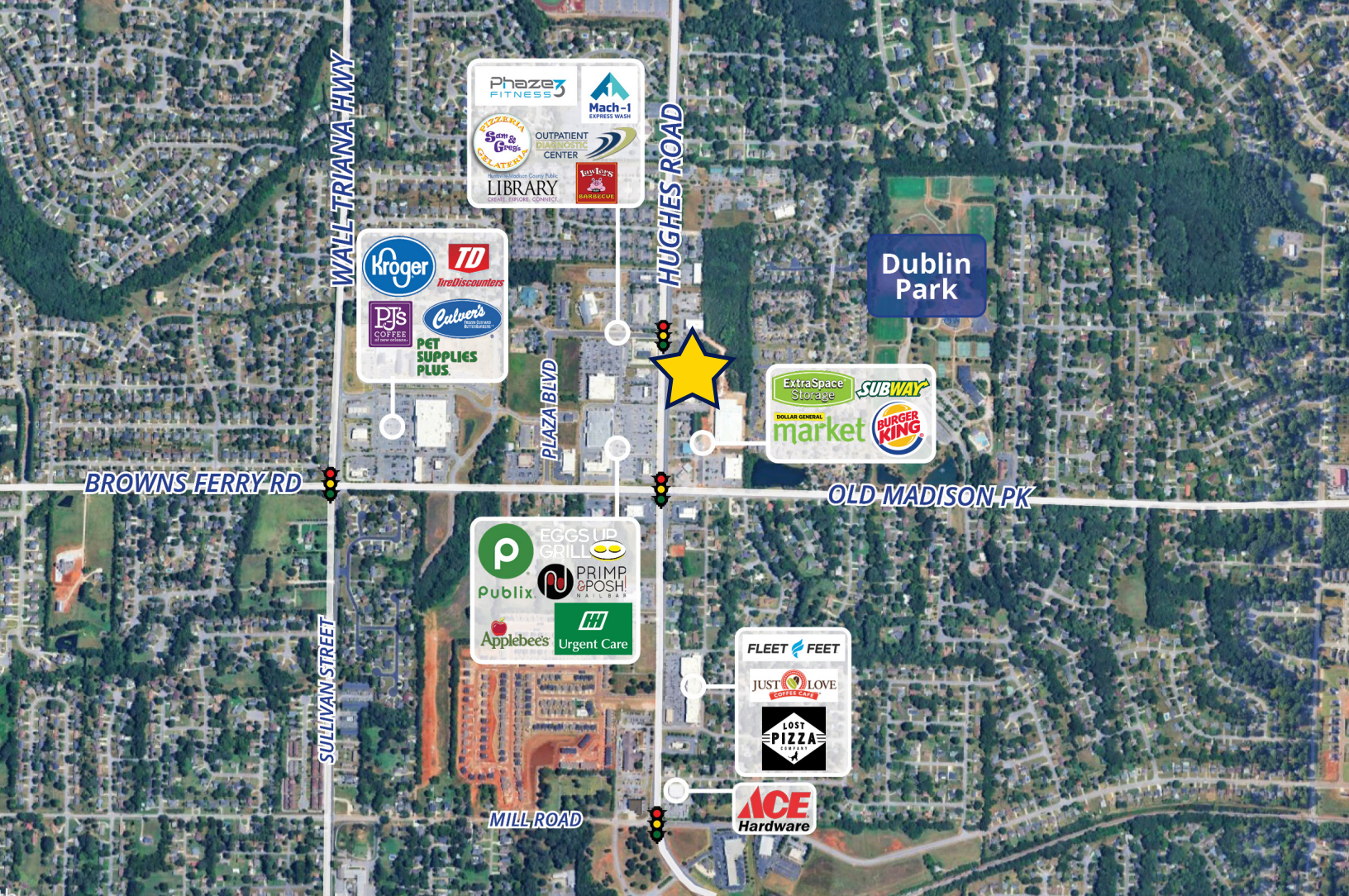
\$139,195



Total
Households

21,195

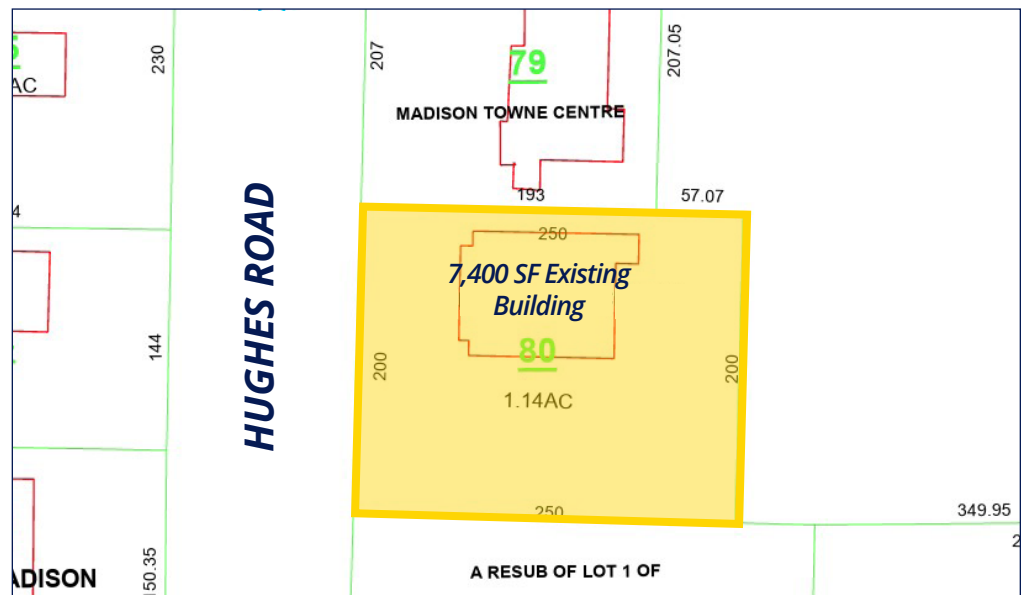
Source: Esri, U.S. Census



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