

Medical Park Station

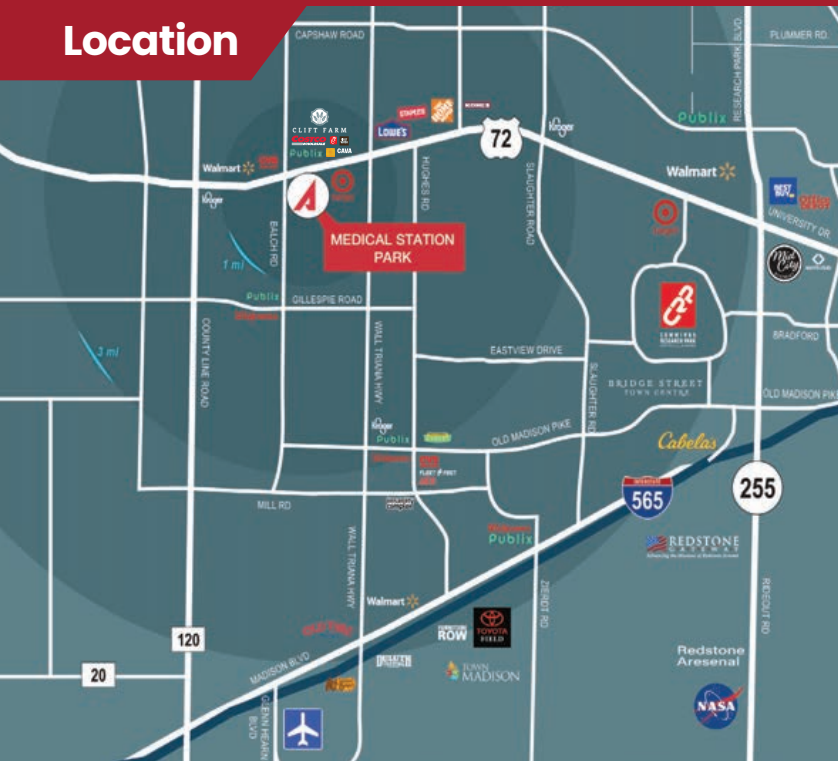
105 Brookridge Drive | Madison, Alabama 35758

1,630 Sq Ft

Retail Space - \$30/SF/YR (NNN)



Location



Property Highlights

- **High Visibility Location:** Positioned along Highway 72 with over 51,669 vehicles passing daily.
- **Affluent and Growing Submarket:** Average household incomes over \$140,000 and expected population growth of 17% in the next 5 years.
- **Dynamic Tenant Mix:** Includes national brands like T-Mobile, Dunkin', and My Eye Dr., as well as strong local service providers.
- **Ample Parking:** 285 parking spaces available for tenants and customers.
- **Close Proximity to Major Developments:** Across from Clift Farm, which features extensive residential, office, and retail spaces.
- **Competitive Leasing Rates:** exceptional value with lease rates well below those of neighboring developments, such as Clift Farm.

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

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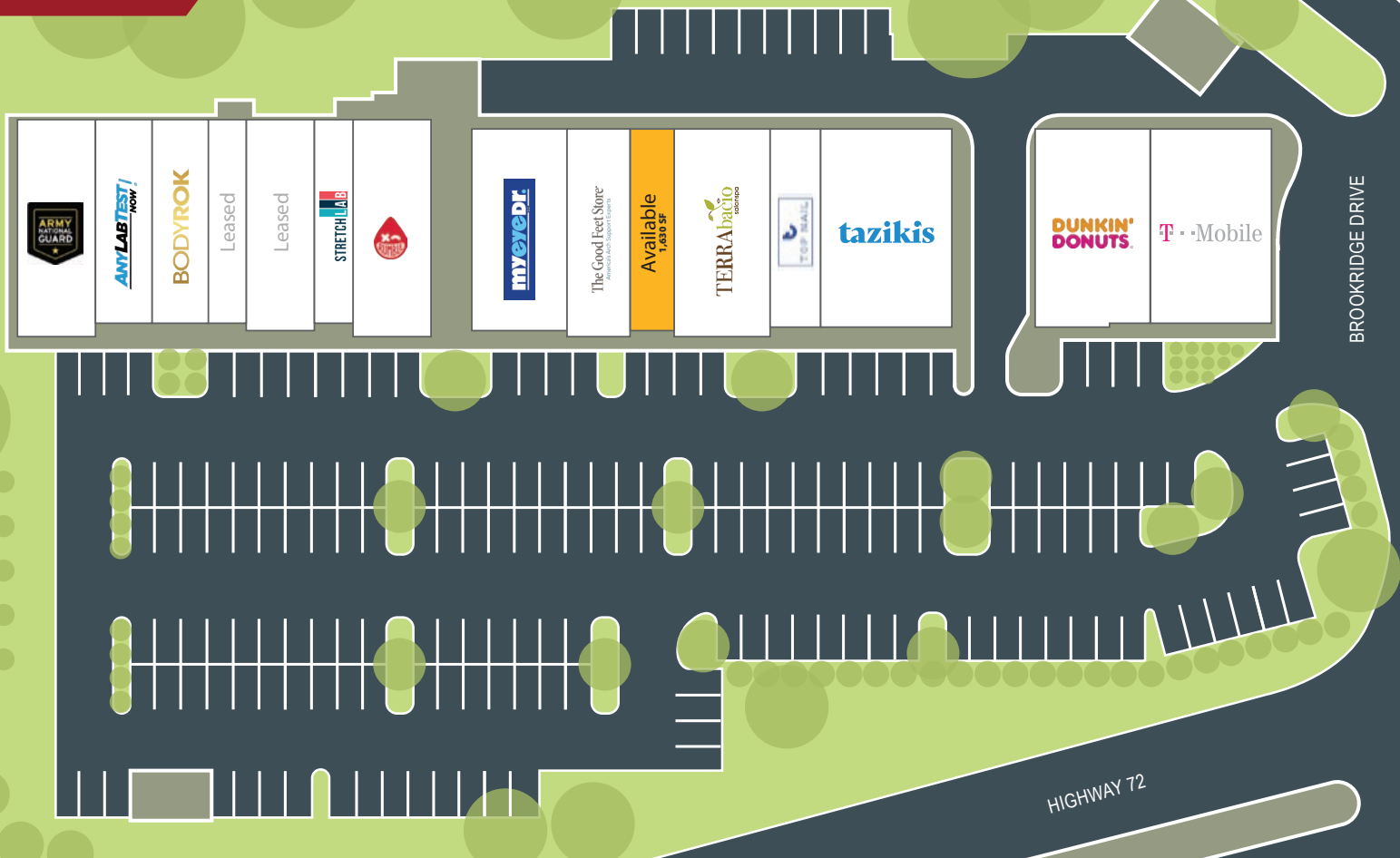
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Site Plan



Property Description

Welcome to Medical Park Station, a premier retail center located at 105 Brookridge Drive in Madison, AL, right in the heart of the booming Huntsville market. We are excited to offer a prime space in this vibrant center, which features a strong mix of national and local tenants including T-Mobile, Dunkin', The Good Feet Store, and My Eye Dr. The available space is ideal for a variety of retail, office, or service-based businesses looking to join a dynamic tenant mix in one of the fastest-growing areas in the Southeast. Positioned along the heavily trafficked Highway 72, with over 51,000 vehicles per day, Medical Park Station offers exceptional visibility and access for your business, benefiting from the affluent sub market with household

incomes exceeding \$140,000 within a 5-mile radius.

This is an unparalleled opportunity to become a part of a thriving community that is rapidly expanding, with significant population growth projected over the next five years. The center is situated directly across from Clift Farm, a dominant mixed-use development featuring residential, office, and retail spaces, providing a steady stream of potential customers. The area is characterized by high barriers to entry, ensuring limited competition and strong rental growth potential. Take advantage of this prime location to elevate your business and enjoy the benefits of a highly sought-after retail destination in a booming market.

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Area Amenities

Walmart * **Kroger**
TD TireDiscounters **ZAXBY'S**
SUBWAY **BatteriesPlus**
ihop **BUCKEYE KING** **PIZZA HUT** **CHILI'S**

CLIFT FARM
Publix **HOTWORX**
Hollywood Feed **MAPLE & STREET** **CHICK-FIL-ES**
Starbucks **CUPOPO** **LUCKY MARKET** **JIM NICK'S BAR-B-Q**
FIVE GUYS **COMBO WHOLESALE** **First Watch** **CAVA**

LOWE'S **Michaels**
Planet Fitness **Staples**
Starbucks **Walgreens**
Marshalls **popshelf**

THE HOME DEPOT **SPROUTS FARMERS MARKET**
HOBBY LOBBY **TJ-maxx** **ALDI**
Academy SPORTS+OUTDOORS **KOHL'S**

VPD: 51,669

72

Hughes Rd

Wall Triana Hwy

Balch Rd

MADISON HOSPITAL
CVS pharmacy **Freddy's STEAKBURGERS** **HIBACHI**
I SUSHI **FIREHOUSE SUBS**
TRUIST **Leggical Sausage CAFE**

MEDICAL PARK STATION

petco **ROSS DRESS FOR LESS**
target **Orangetheory**
Starbucks **crumbl cookies** **Panera BREAD** **ULTA**

More Information



For more information and to see other available properties, check out this listing at chasecommercial.com or scan the QR code on your mobile device.

Area Demographics

	Total Households	Total Population	Average HH Income
1.0 Mile	2,135	5,910	\$154,664
3.0 Miles	18,986	51,328	\$145,135
5.0 Miles	46,137	116,759	\$137,252

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