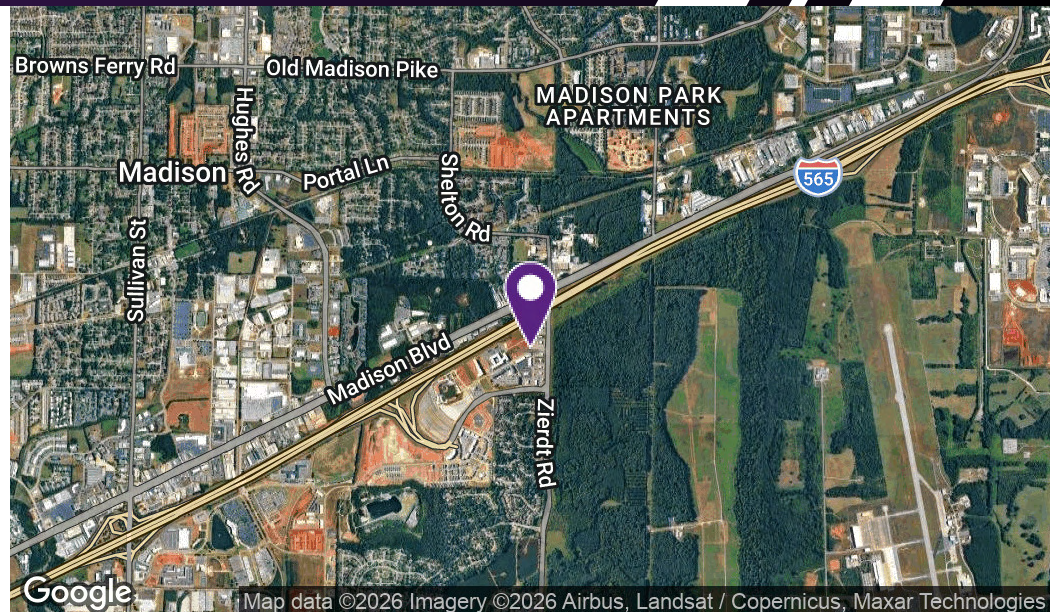


TOWN MADISON SPACE FOR LEASE

125 STADIUM WAY, MADISON, AL 35758



LOCATION DESCRIPTION

Town Madison is an exciting mixed-use development in the heart of Madison, home to the renowned Toyota Field. This dynamic, 563-acre walkable community boasts high visibility along I-565 and constant foot traffic, making it the perfect setting for retail, restaurant, and service concepts. Town Madison offers a seamless blend of dining, shopping, and entertainment, attracting over 1.4 million visits in 2022. Explore the endless possibilities for your business in this thriving and dynamic environment, surrounded by a built-in customer base from 3,947 residential units and 786 hotel rooms.

PROPERTY HIGHLIGHTS

- Inline space available in multi-tenant building of newly constructed Town Madison development
- Co-tenants with Edgars and New York Butcher Shoppe
- Town Madison co-tenants include BJ's Wholesale, CAVA, Chicken Salad Chick, Chipotle, Duluth Trading, European Wax Center, Five Guys, I Love Sushi Express, J. Alexander's, Lifestyle Nail, Lola's Cocina, Moe's Original BBQ, Outback Steakhouse, Panda Express, Panera, Playa Bowl, Prohibition, SaZa Serious Italian Food, Slim Chicken's, Starbucks, Steamboys, Super Chix, Taco Mama, The Yard, and Walk On's

OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	2,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,140	14,149	34,288
Total Population	4,642	32,080	83,505
Average HH Income	\$90,254	\$127,538	\$133,607

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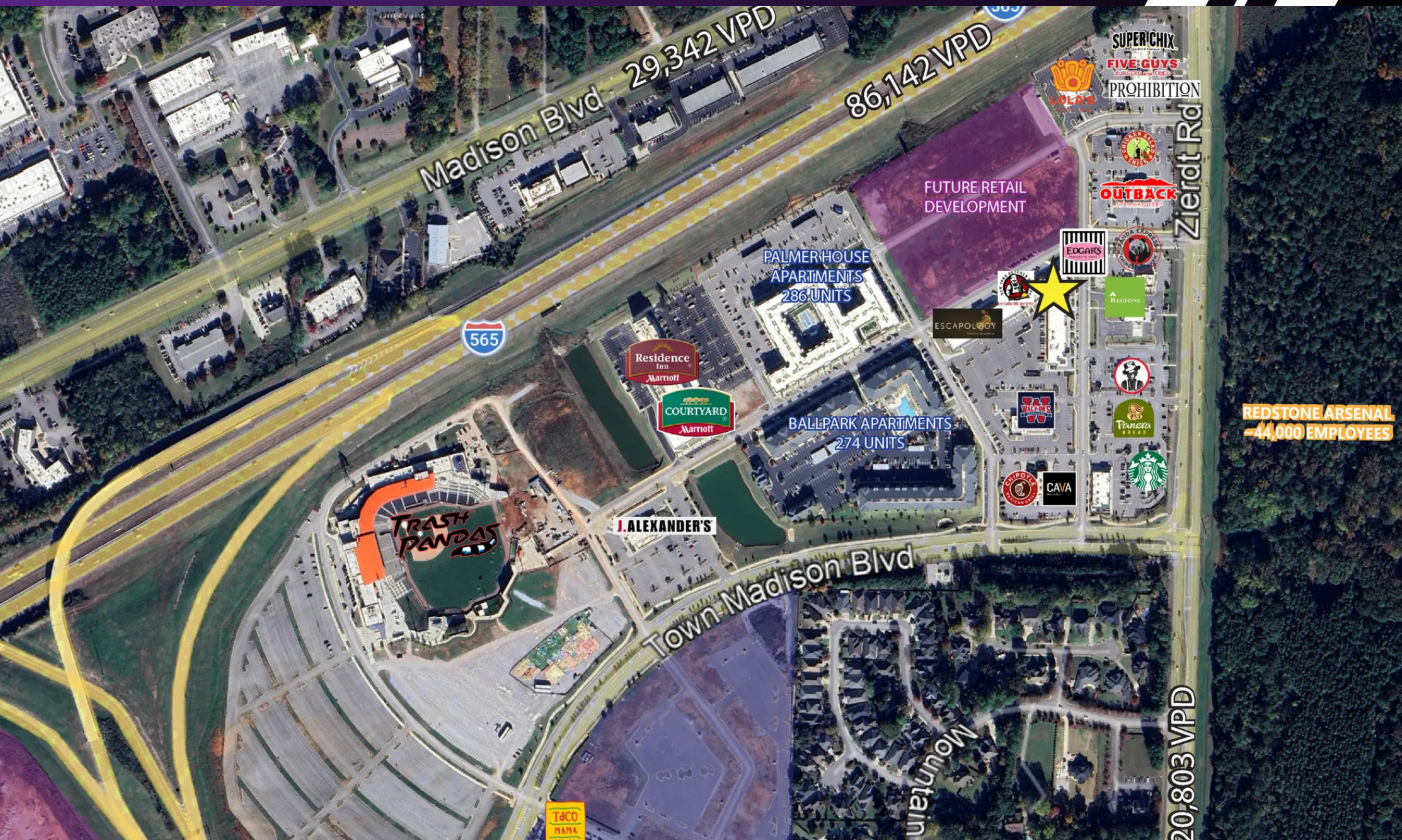
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,642	32,080	83,505
Average Age	38	39	38
Average Age (Male)	36	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,140	14,149	34,288
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$90,254	\$127,538	\$133,607
Average House Value	\$337,672	\$385,243	\$384,020

2020 American Community Survey (ACS)

