

THE VILLAGE SHOPPES OF MADISON

12060 COUNTY LINE ROAD, MADISON, AL 35756

FOR LEASE




LOCATION DESCRIPTION

Located in Madison, AL, the area around the property is an ideal blend of convenience and charm. Just moments away from major roadways, the location offers easy access to nearby amenities, such as the historic downtown district, dining spots, and vibrant shopping destinations.

PROPERTY HIGHLIGHTS

- The Village Shoppes of Madison contain one of the busiest Publix stores in North Alabama
- County Line Road consists of 5 lanes for good traffic flow with visibility to over 22,000 cars per day
- Two signalized traffic points for easy access
- High income levels and brisk residential development in the trade area
- 1,448 SF up to 3,000 SF available



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,715	47,350	98,446
DAYTIME POPULATION	5,778	35,340	80,889
HOUSEHOLDS	2,431	16,503	37,724
AVERAGE HH INCOME	\$172,592	\$155,845	\$141,805



KATHY DENNIS, CCIM

kathy.dennis@tscg.com
205.776.6708

LOGAN LINVILLE

logan.linville@tscg.com
205.545.4831

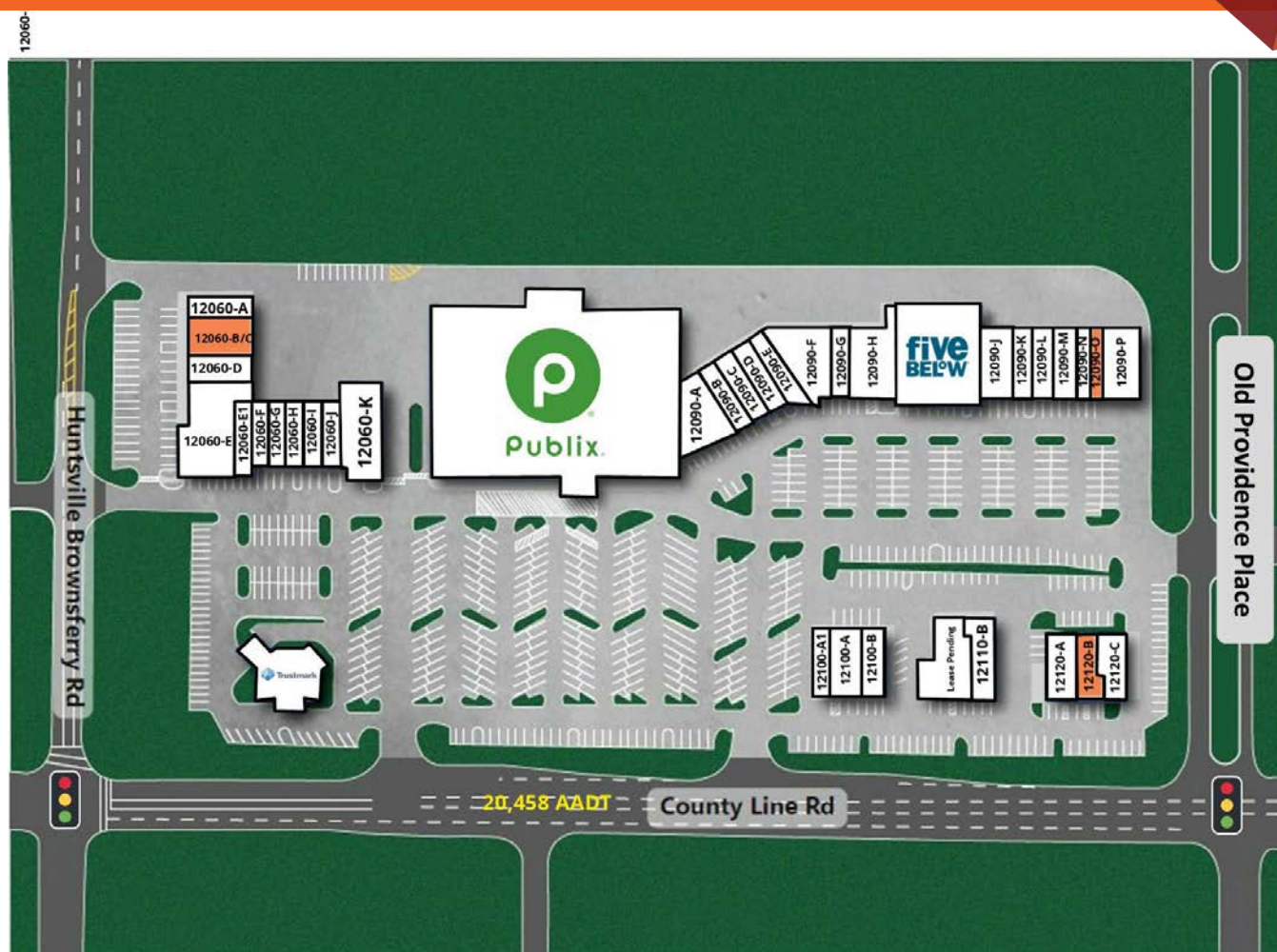
DON BECK

don.beck@tscg.com
256.534.7555

THE VILLAGE SHOPPES OF MADISON

12060 COUNTY LINE ROAD, MADISON, AL 35756

FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
12060-A	Cachet Cleaners	2,400 SF
12060-B/C	Available	3,000 SF
12060-D	Beautiful Bumps	2,212 SF
12060-E	Bishops Bar & Grill	5,500 SF
12060-E1	Fresh Spirits	1,500 SF
12060-F	LifeSouth	1,500 SF
12060-G	Wine & Design	1,500 SF
12060-H	China Dragon	1,500 SF
12060-I	Sports Bar-Ber	1,500 SF
12060-J	UPS Store	1,500 SF
12060-K	Jan's Hallmark	5,000 SF
12060-K	Jan's Hallmark	5,000 SF
12070	Publix	54,340 SF

SUITE	TENANT NAME	SPACE SIZE
12090-A	Heritage Animal Clinic	3,333 SF
12090-A	Heritage Animal Clinic	3,333 SF
12090-B	Clearview Cancer Institute	1,500 SF
12090-C	Mad City Nutrition	1,500 SF
12090-D	YOLO Vapes	1,500 SF
12090-E	Salon Suites	1,500 SF
12090-F	Tiger Rock Martial Arts	4,000 SF
12090-G	Blue Nails	1,500 SF
12090-H	Lucia's Mexican Restaurant	4,000 SF
12090-I	Five Below	10,000 SF
12090-J	Pho V Nam	1,950 SF
12090-K	APEX Dental	1,500 SF
12090-L	APEX Dental	1,500 SF

SUITE	TENANT NAME	SPACE SIZE
12090-M	Skin RX	1,500 SF
12090-N	Cuppa Yo	1,500 SF
12090-O	Available	1,448 SF
12090-P	Sakura Japanese	3,000 SF
12100-A1	Alfa Insurance	1,200 SF
12100-A	Crestwood Physican Services	2,600 SF
12100-B	Papa John's	1,800 SF
12110-A	Lease Pending	3,040 SF
12110-B	The Leaf Cigar Bar	2,190 SF
12120-A	ChickinJip	2,842 SF
12120-B	Available	1,000 SF
12120-C	Beignets & Brews	1,758 SF
12050	Trustmark	4,500 SF



KATHY DENNIS, CCIM

kathy.dennis@tscg.com
205.776.6708

LOGAN LINVILLE

logan.linville@tscg.com
205.545.4831

DON BECK

don.beck@tscg.com
256.534.7555



Madison, Alabama

Major Retail