



FOR LEASE

# The Shoppes of Madison

8141 Highway 72 West | Madison, AL 35758

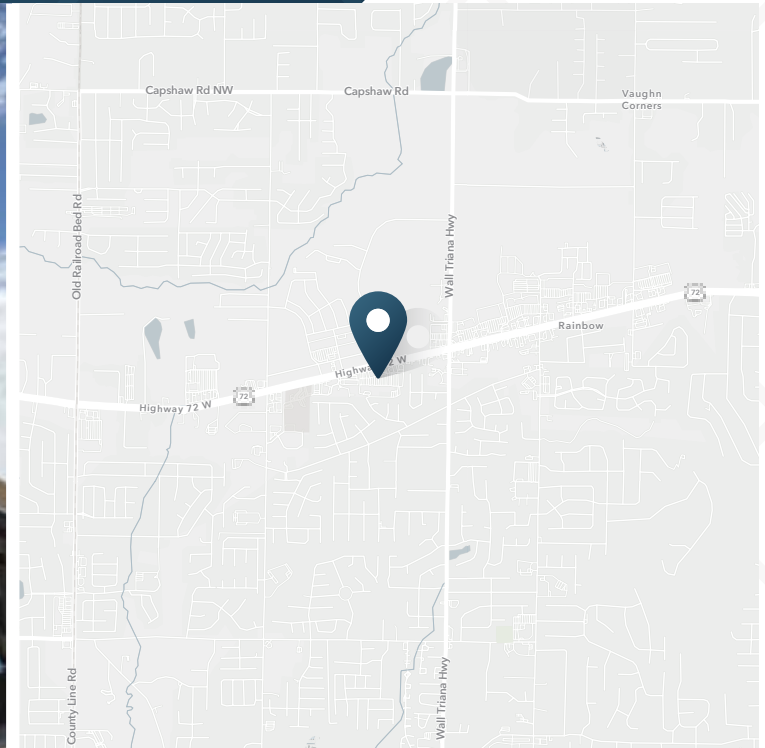


# The Shoppes of Madison

8141 Highway 72 West | Madison, AL 35758



**FOR LEASE**



1,700 SF  
Available

## MANAGED BY



## CONTACT

**Martin Smith, CCIM**  
205.776.6151 | martin.smith@srsre.com

**Cooper Smith**  
205.558.6161 | cooper.smith@srsre.com

## ABOUT THE PROPERTY

- Opportunity available within heavily trafficked Power Center in the heart of Madison
- Strong tenant mix includes Target, Petco, Ross Dress for Less, and ULTA
- Epicenter of retail corridor on Highway 72
- Nearby Madison Regional Hospital
- Madison is a suburb of Huntsville, AL - the largest city in Alabama
- Highest education levels statewide

## TRAFFIC COUNTS

Highway 72, adjacent to Site	38,324 VPD
Highway 72, E of Site	52,240 VPD

Year: 2023 | Source: ALDOT

## TENANTS INCLUDE



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,531	52,337	121,690
Average HH Income	\$136,661	\$137,360	\$130,752
Total Daytime Population	4,647	41,279	118,159

Year: 2024 | Source: Esri

# The Shoppes of Madison

8141 Highway 72 West | Madison, AL 35758



**THE SHOPPES OF MADISON**

Target, petco, ULTA, ROSS, DOLLAR TREE, crumbl, Panera, Dunkin', and other store logos.

**BRIDGE STREET TOWN CENTRE**

CINEMARK, WESTIN HYATT, DICK'S, bek, OLD NAVY, ULTA, DSW, Sephora, LOVESAC, SEPHORA, Red Robin, WARBY PARKER, MAIN EVENT, CVS, BARNES & NOBLE, and other store logos.

**MIDTOWN MARKETPLACE**

Kroger, Petco, TD, PET SUPPLIES PLUS, and other store logos.

**TOWN MADISON**

Walmart Supercenter, Dollar Tree, and other store logos.

**MAZDA TOYOTA MANUFACTURING**





## TENANT LISTING

1	AT&T Mobility	4,000 SF
2	Jersey Mike's Subs	1,400 SF
3	Dave's Hot Chicken	2,100 SF
4	Tom Brown's	4,800 SF
5	Moe's Southwest Grill	2,400 SF
6	Fulin's Asian Cuisine	4,800 SF
7	Crumbl Cookies	1,600 SF
8	Nautical Bowls	1,600 SF
9	Great Clips	1,600 SF
10	Complete Dental	1,600 SF
11	Serenity Nail Spa	1,600 SF
12	America's Best Eyeglasses	3,200 SF
13	Sally Beauty Supply	1,600 SF
14	Orange Theory Fitness	3,200 SF
15	ULTA	10,000 SF
16	Rack Room Shoes	5,500 SF
17	Maurice's	5,000 SF
18	Target	
19	Kay Jewelers	3,395 SF
20	Petco Supplies	12,500 SF
21	Dollar Tree	9,000 SF
22	Bath & Body Works	4,120 SF
<b>24</b>	<b>AVAILABLE</b>	<b>1,700 SF</b>
25	Ross Dress for Less	22,000 SF
26	Phil Sandoval's Mexican Restaurante	
27	Panera Bread	
28	National Bank of Commerce	
100	Recyclable Textile Management	

# The Shoppes of Madison

8141 Highway 72 West | Madison, AL 35758



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

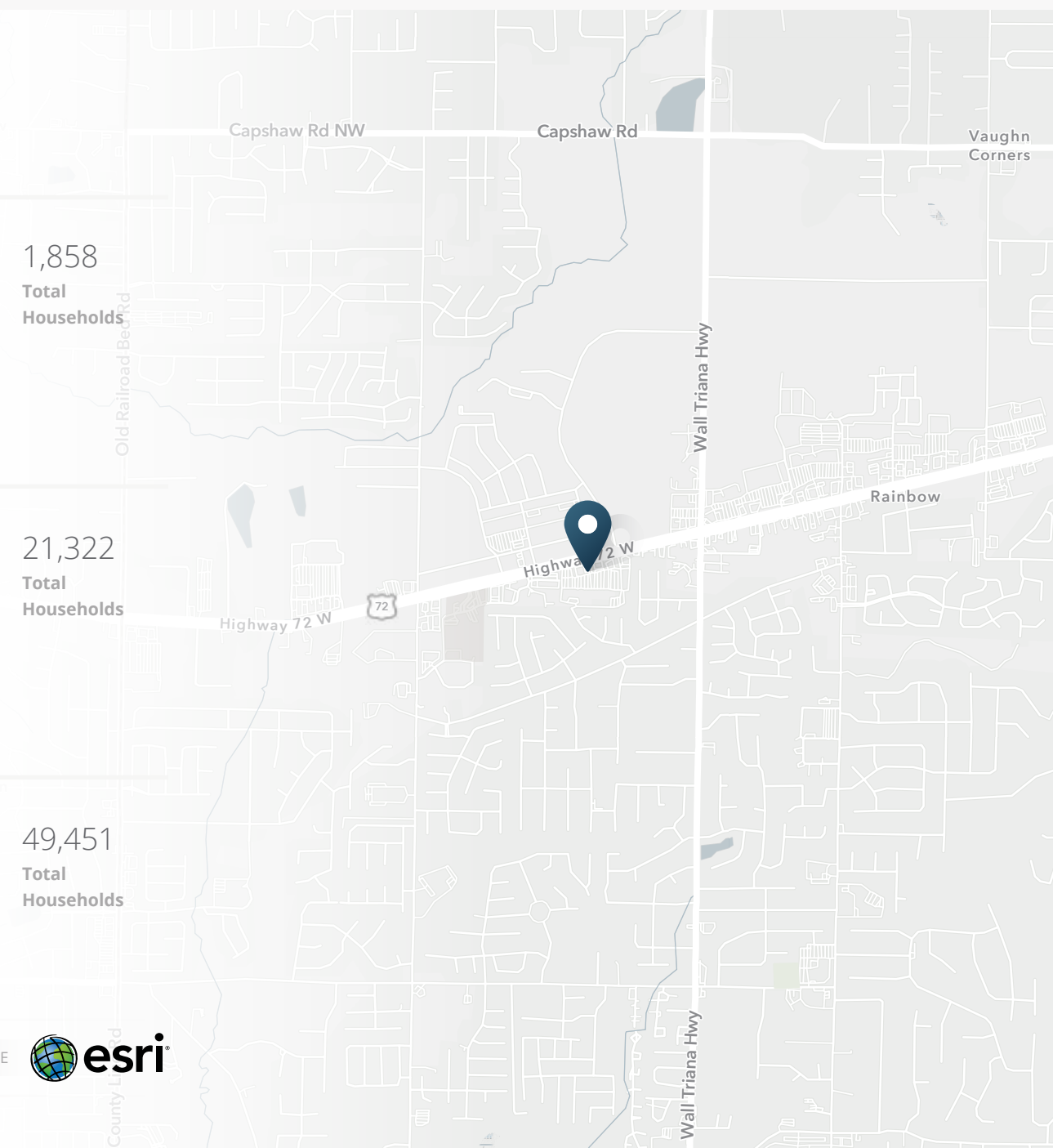
4,531 Population	4,647 Total Daytime Population	\$136,661 Average Household Income	1,858 Total Households
---------------------	--------------------------------------	--	------------------------------

### 3 MILES

52,337 Population	41,279 Total Daytime Population	\$137,360 Average Household Income	21,322 Total Households
----------------------	---------------------------------------	--	-------------------------------

### 5 MILES

121,690 Population	118,159 Total Daytime Population	\$130,752 Average Household Income	49,451 Total Households
-----------------------	--	--	-------------------------------



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# TARGET MARKET SUMMARY

Shoppes of Madison

Ring of 5 miles

## KEY FACTS

122K

2024 Total  
Population

118K

Total Daytime  
Population

1.69%

Population  
Annual Growth  
Rate

37.8

Median Age

\$103K

2024 Median  
Household Income

\$96K

Average  
Disposable  
Income

18K

Population 12  
Years & Younger

61K

Female  
Population

This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2024, 2029.

© 2024 Esri

# ANNUAL ENTERTAINMENT SPENDING

\$232,804K

2024  
Entertainment/Rec

\$49M

Entertainment/  
Recreation Fees &  
Admissions

\$2M

Tickets to Parks or  
Museums

## Tapestry segments



4C

Middleburg

11,133 households

22.5%

of Households



1B

Professional Pride

9,039 households

18.3%

of Households



4A

Workday Drive

7,203 households

14.6%

of Households



# The Shoppes of Madison

8141 Highway 72 West | Madison, AL 35758



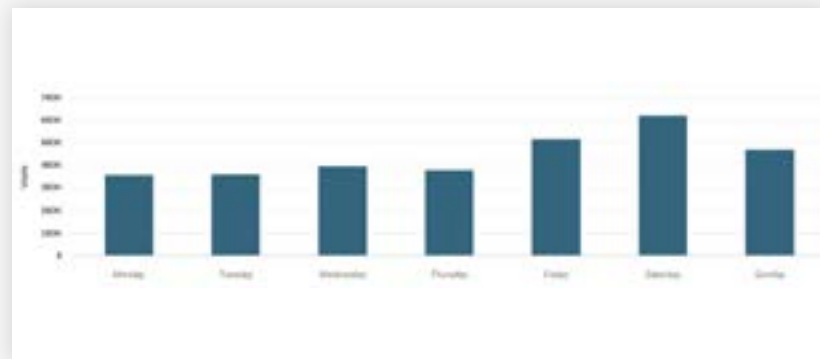
## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

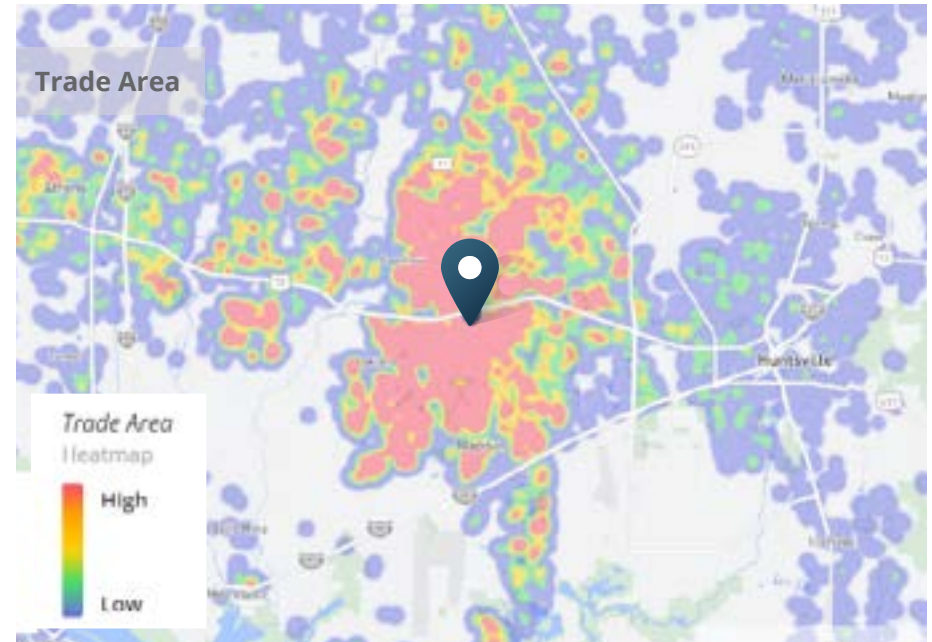
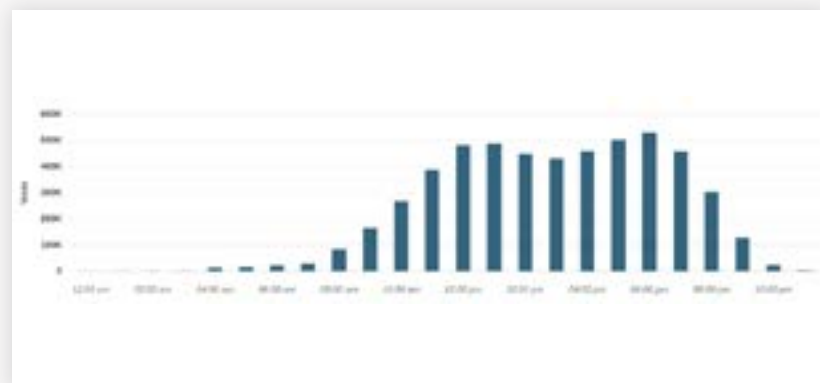
08/01/2023 - 07/31/2024

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
473.6K	3.1M	6.58

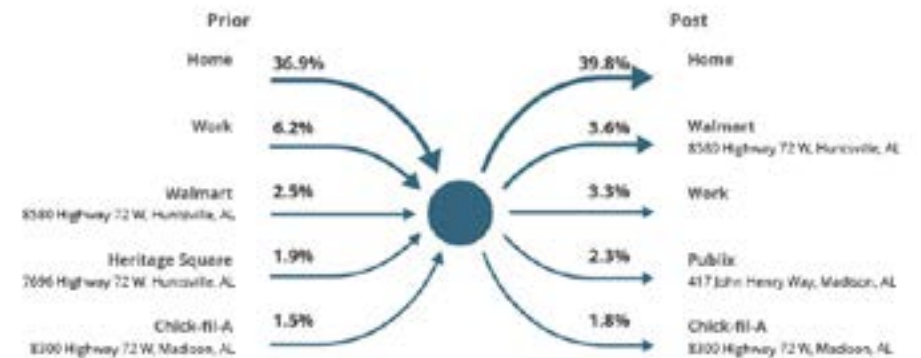
### Daily Visits



### Hourly Visits



### Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





**SRS Real Estate Partners**

304 20th Street South  
Birmingham, AL 35233  
205.259.2195

**Martin Smith, CCIM**

205.776.6151  
martin.smith@srsre.com

**Cooper Smith**

205.558.6161  
cooper.smith@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.