

HUGHES ROAD DEVELOPMENT

269 Hughes Road , Madison, AL 35758



PROPERTY DESCRIPTION

Prime office or retail space in final stages of completion on high-traffic Hughes Road in Madison, AL – a rapidly growing area with incredible potential. Brand new construction offers approximately 1,650 of square footage.

PROPERTY HIGHLIGHTS

- New Construction Development
- High Traffic Location
- Office / Retail Space for Lease

OFFERING SUMMARY

| | |
|------------------|------------------|
| Lease Rate: | Call for Pricing |
| Number of Units: | 1 |
| Available SF: | 1,650 SF |
| Lot Size: | 73,181 SF |
| Building Size: | 3,300 SF |

For More Information, Please Contact:

EMMETTE BARRAN, CCIM

256.303.1703

Qualifying Broker

ebarran@gatewaycommercial.net

GEORGE A. BARRAN

256.303.1109

Associate Broker

gbarran@gatewaycommercial.net

GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601

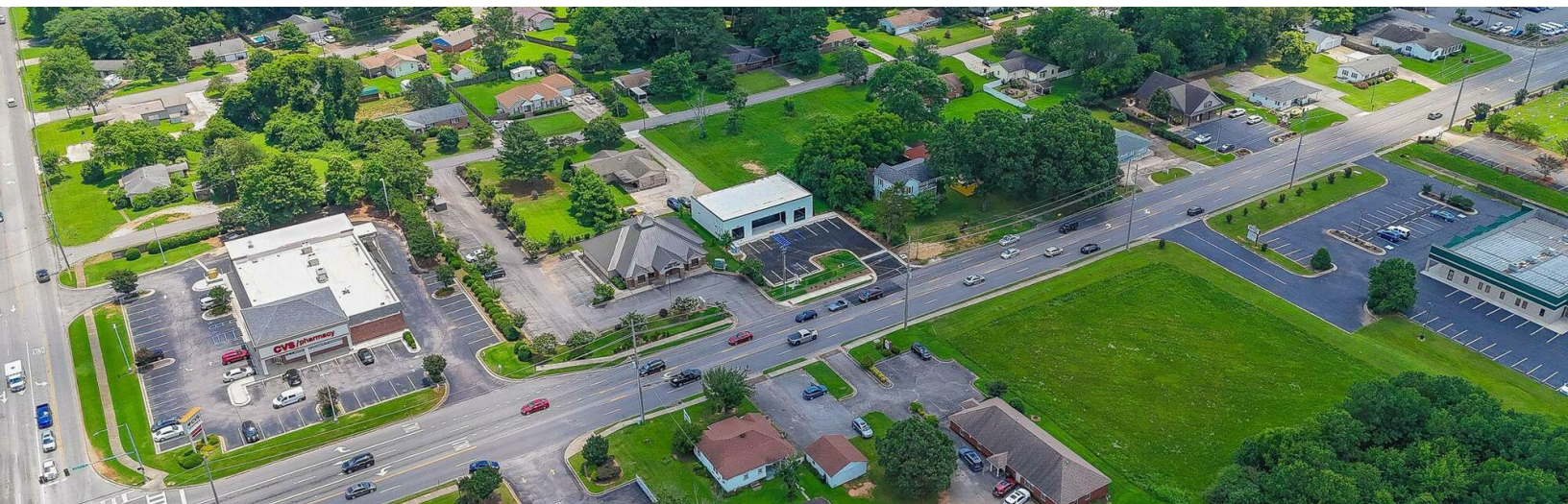
256.355.0721

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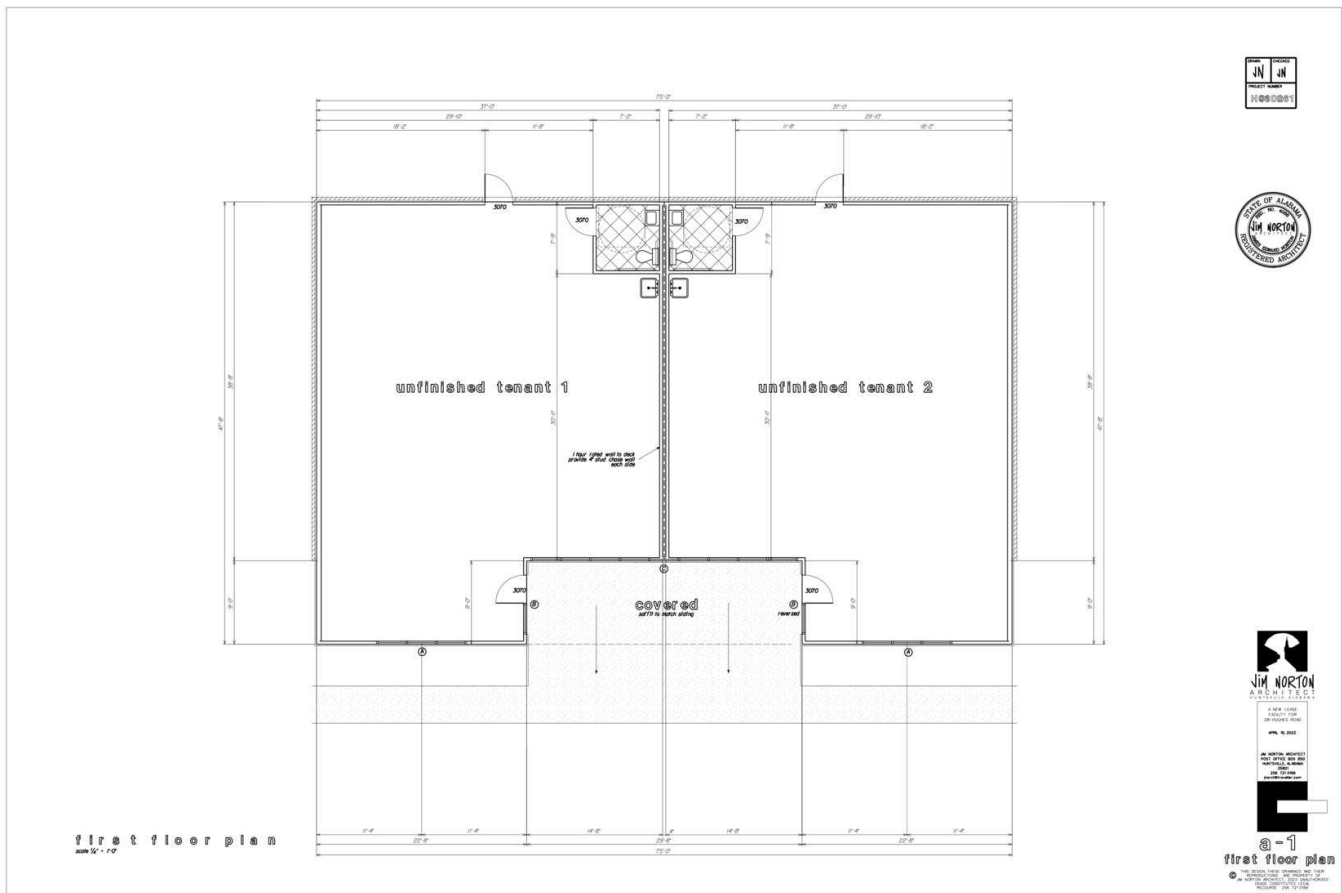
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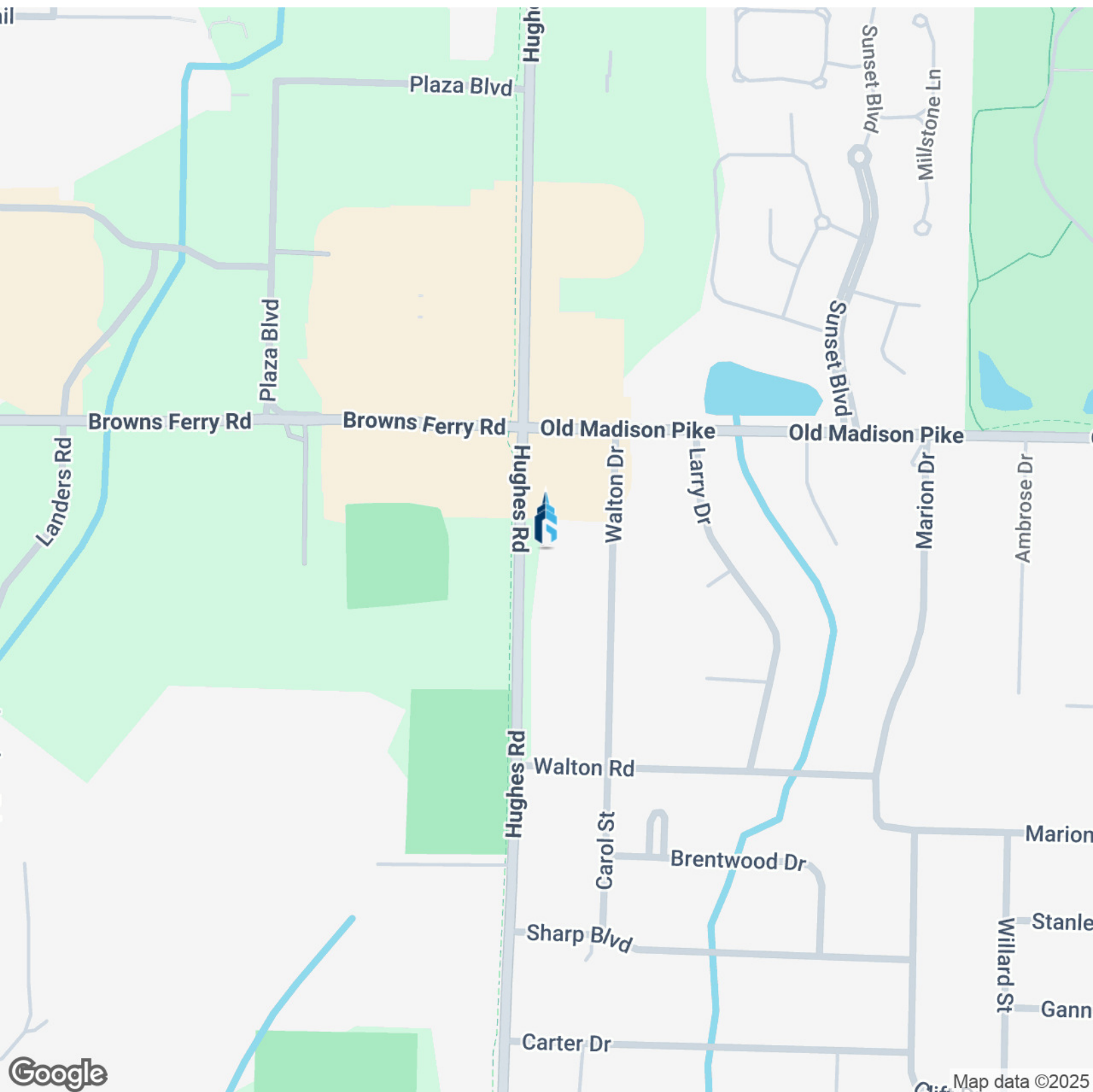
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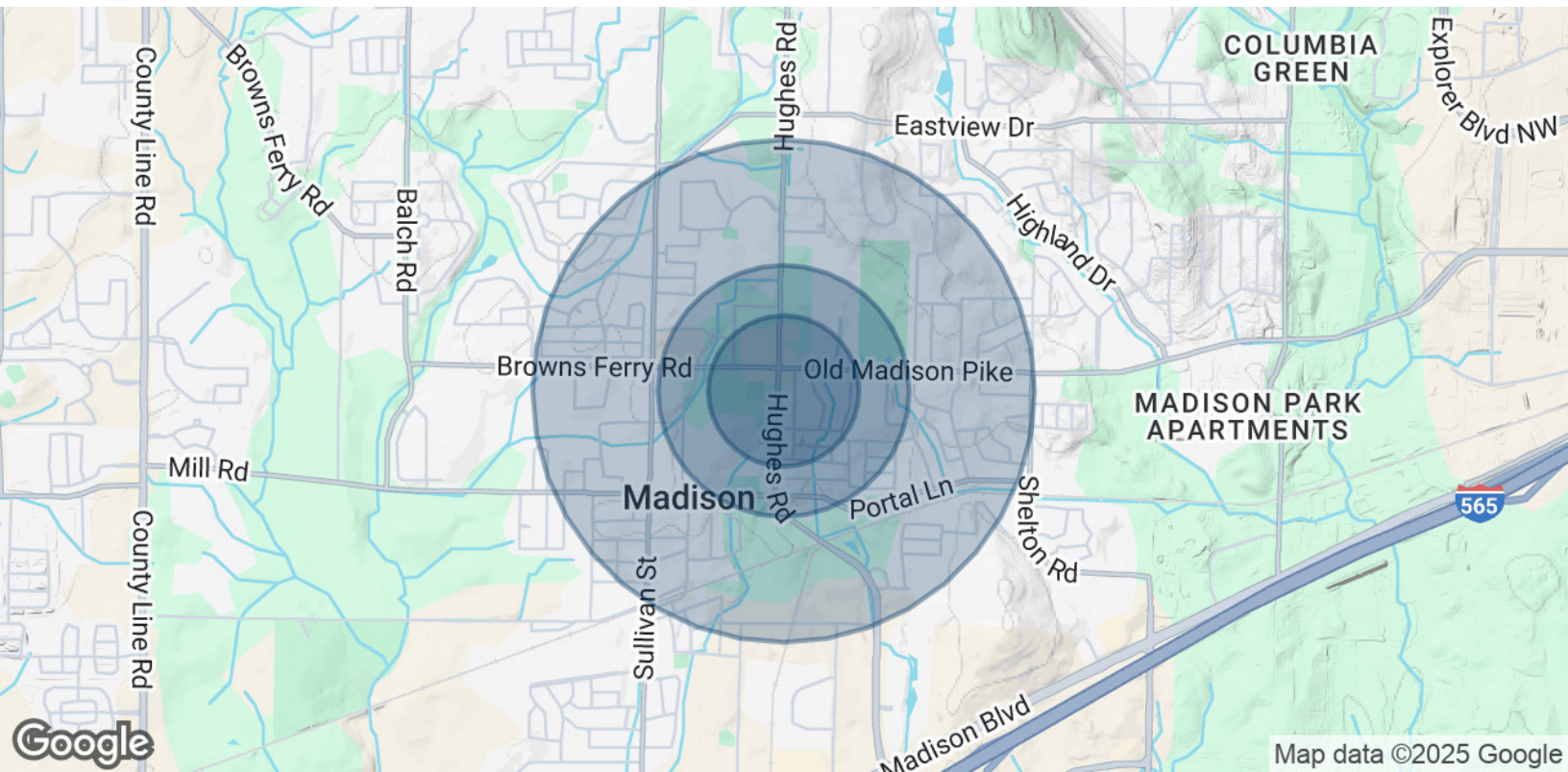
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 395 | 1,342 | 6,674 |
| Average Age | 42 | 42 | 40 |
| Average Age (Male) | 40 | 41 | 39 |
| Average Age (Female) | 43 | 43 | 41 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|-----------|-----------|-----------|
| Total Households | 175 | 588 | 2,693 |
| # of Persons per HH | 2.3 | 2.3 | 2.5 |
| Average HH Income | \$90,086 | \$94,797 | \$116,682 |
| Average House Value | \$336,970 | \$368,466 | \$391,262 |
| Demographics data derived from AlphaMap | | | |

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