



Actual Subject Property



8464 MADISON BLVD

HUNTSVILLE, ALABAMA
(MADISON SUBMARKET)



LONG-TERM ABSOLUTE TRIPLE NET (NNN) CORPORATE LEASE TO CIRCLE K INC. (S&P BBB+)

LARGE 2-ACRE PARCEL FEATURING BRAND NEW ± 5,373 SF C-STORE

LOCATED ON HARD-CORNER ADJACENT TO 563-ACRE TOWN MADISON MASTER DEVELOPMENT

HUNTSVILLE'S SURGING POPULATION GROWTH: +45% SINCE 2010 WITHIN 5-MILE RADIUS

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