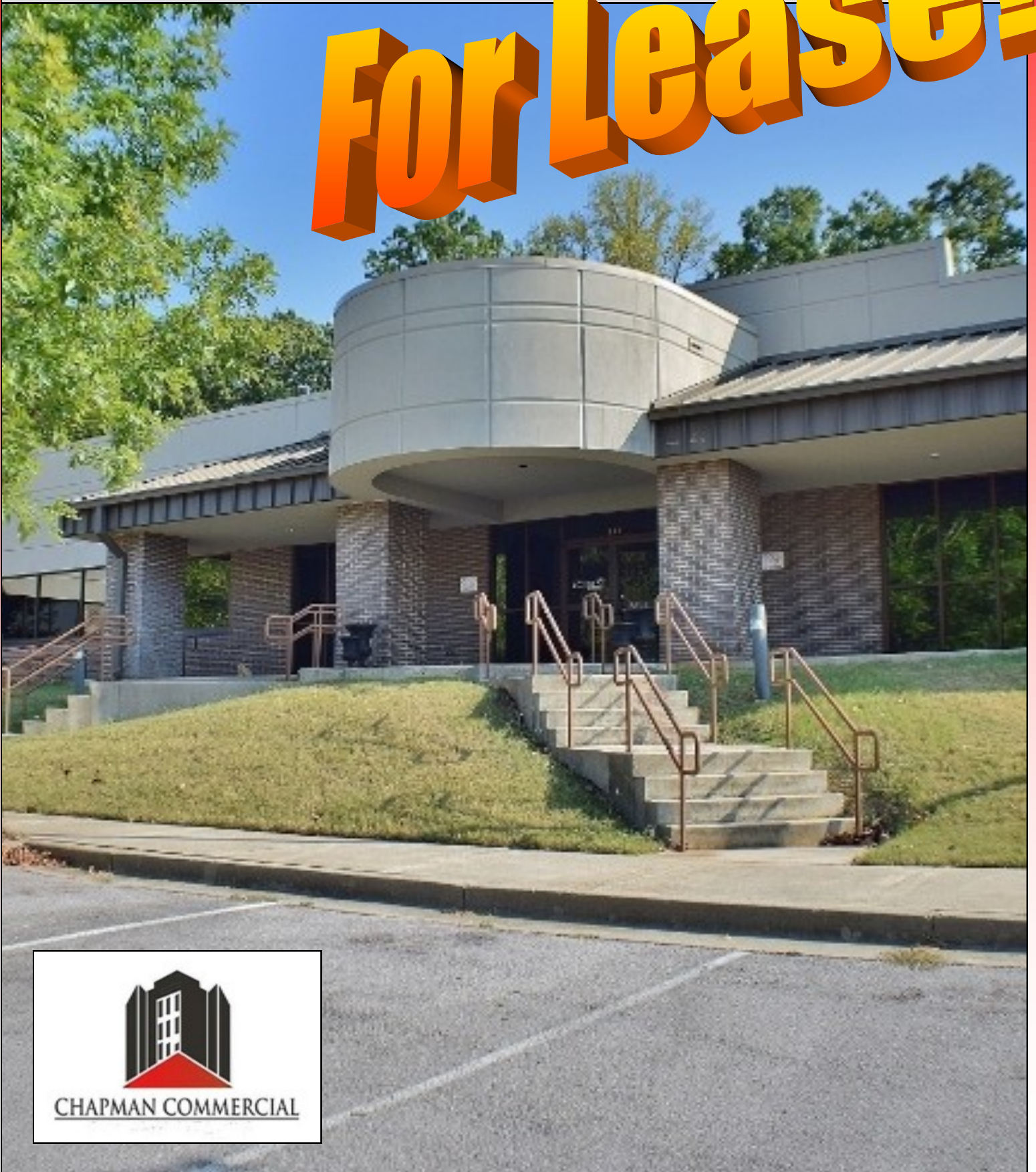


111 RESEARCH BOULEVARD
MADISON, ALABAMA

For Lease!





Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: 111 RESEARCH BLVD.
MADISON, ALABAMA 35758

Chapman Commercial Realty is focused on providing expert services across Office, Industrial, Retail and Land properties located throughout North Alabama. We are committed to enhancing value and building long-term relationships by delivering exceptional service while employing ethical and honest business practices. We are all about providing full service real estate solutions to our clients with the best possible results. Our commercial brokerage team offers knowledge and depth drawn from our many years of experience in the local market.

We are pleased to offer this 24,000 square foot office building with over 100+ office spaces! Terrific location! Lease includes all except Utilities and Janitorial Services. Plenty of Parking! Front Lobby and Desk. Conference Rooms. Kitchens. Copy and Office Center. Restrooms. Walking nature trails with benches behind facility. Located in Madison Park West - Business Park, a short distance from the Redstone Arsenal military base, the upscale dining and shopping of Bridge Street Town Centre and downtown Madison. Incredible growth potential from surrounding businesses.

This property is offered for lease at \$15.50 per square foot.

William “Bill” Chapman

Broker/Owner

Chapman Commercial Realty

REPRESENTATION

THIS PROPERTY IS REPRESENTED BY:



CHAPMAN COMMERCIAL REALTY

William "Bill" Chapman

Broker/Owner

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Cell: (256) 656-8413

Office: (256) 715-8064

bill@huntsvillecommercialbrokerage.com

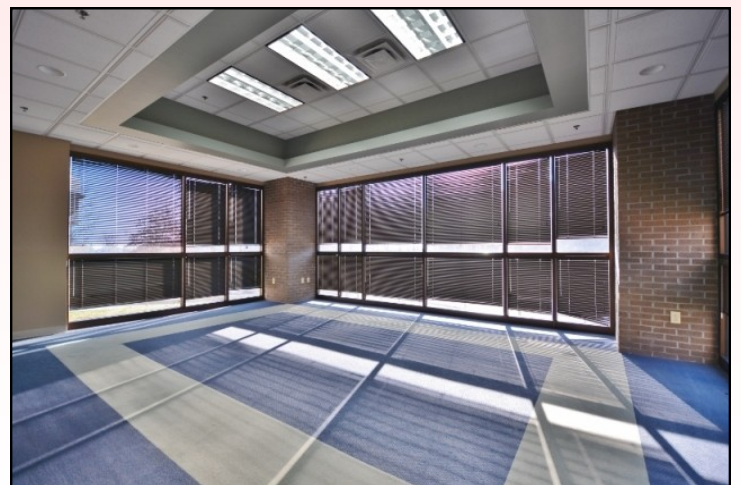
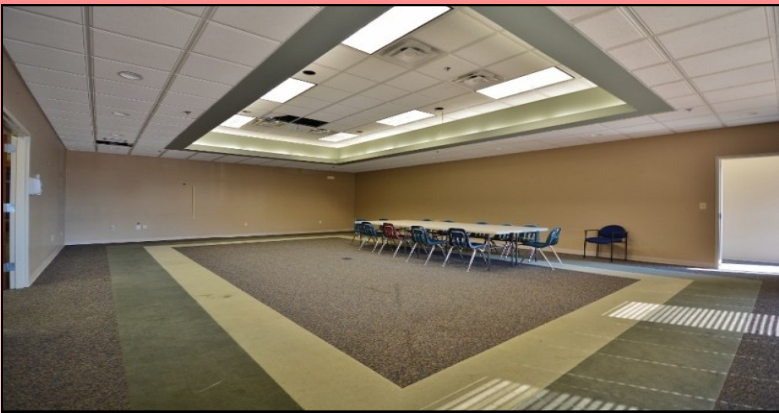
<https://www.chapmancommercialrealty.com>

PROPERTY SUMMARY

Total Square Footage	23,675
Year Built	2003
Controlled Access	Yes
Conferencing Facility	Yes
Security System	Yes
Zoning:	M1/Restricted Industrial
Traffic Count (Per Day):	
Madison Blvd/Hwy 20	32,560



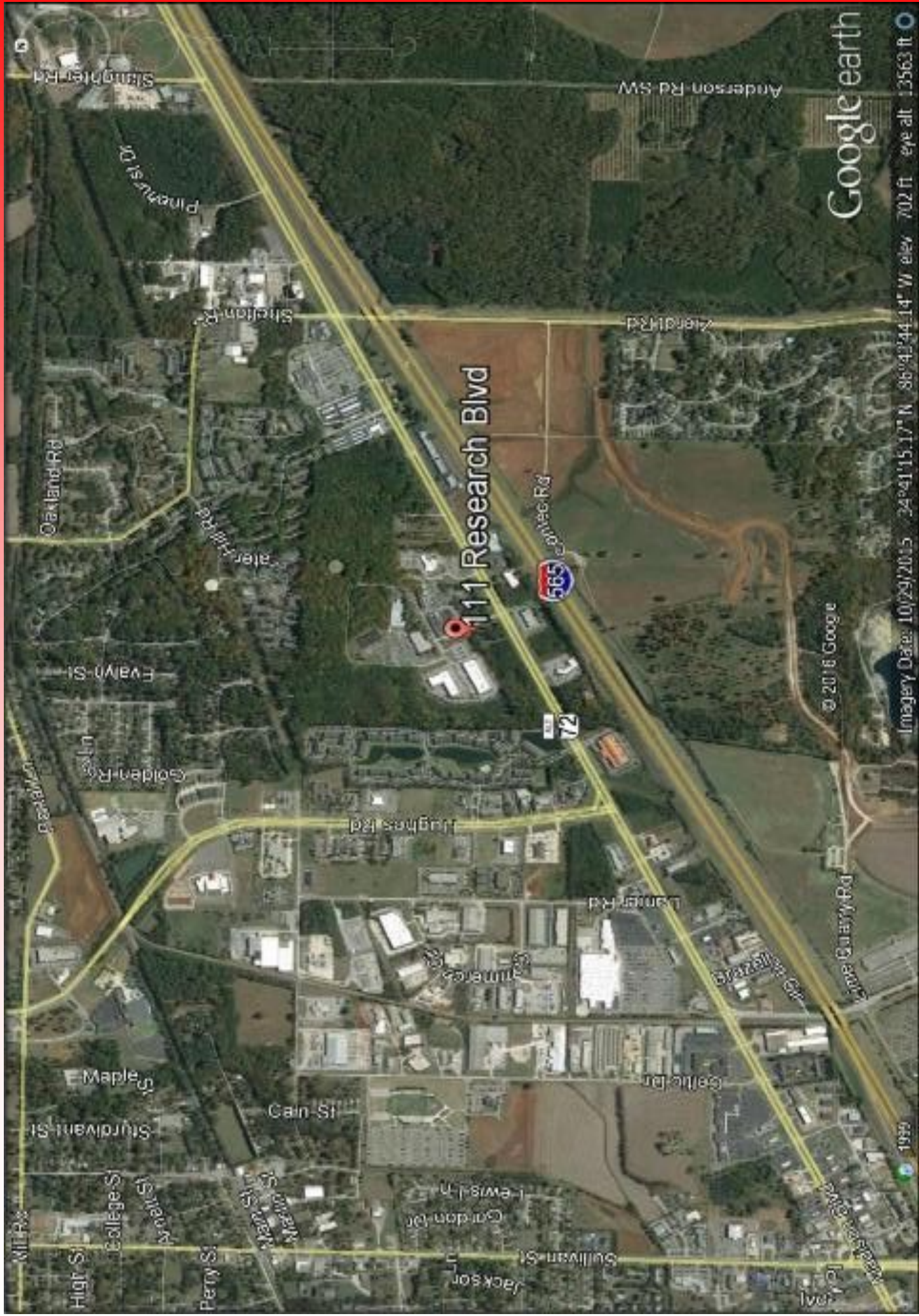
PHOTOGRAPHS



BUILDING FLOOR PLAN



PROPERTY LOCATION



Google earth

Imagery Date: 10/29/2015 34°41'15.17" N 86°43'44.14" W elev 702 ft eye alt 13563 ft

DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	5,191	35,520	72,900
	2019 Estimate	4,980	33,852	69,193
	2010 Census	4,602	2,998	60,169
	Growth 2019 - 2024	4.24%	4.93%	5.36%
	Growth 2010 - 2019	8.21%	12.85%	15.00%
	2019 Population Hispanic Origin	297	1,735	3,259
2019 Population By Race:				
	White	3,401	24,004	48,757
	Black	1,075	6,451	13,555
	Am. Indian & Alaskan	16	174	385
	Asian	305	2,243	4,455
	Hawaiian & Pacific Island	8	47	107
	Other	175	933	1,934
U.S. Armed Forces:		0	60	460
Households:				
	2024 Projection	2,437	15,346	29,942
	2019 Estimate	2,333	14,595	28,383
	2010 Census	2,142	12,821	24,534
	Growth 2019 - 2024	4.46%	5.15%	5.49%
	Growth 2010 - 2019	8.92%	13.84%	15.69%
	Owner Occupied	785	7,851	17,670
	Renter Occupied	1,548	6,744	10,713
2019 Avg. Household Income		\$86,638	\$98,766	\$106,055
2019 Med. Household Income		\$56,957	\$76,302	\$85,382
2019				
	<\$25,000	370	1866	3,591
	\$25,000 - \$50,000	681	3,151	4,966
	\$50,000 - \$75,000	424	2,197	4,263
	\$75,000 - \$100,000	203	1,623	3,305
	\$100,000 - \$125,000	179	1,876	3,631
	\$125,000 - \$150,000	128	1,229	2,415
	\$150,000 - \$200,000	157	1,364	3,329
	\$200,000+	191	1291	2,885



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