



ROSS DRESS
FOR LESS

FOR LEASE

The Shoppes of Madison

8141 Highway 72 West | Madison, AL 35758



The Shoppes of Madison

8141 Highway 72 West | Madison, AL 35758



1,700-4,800 SF
Available

MANAGED BY



CONTACT

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Cooper Smith

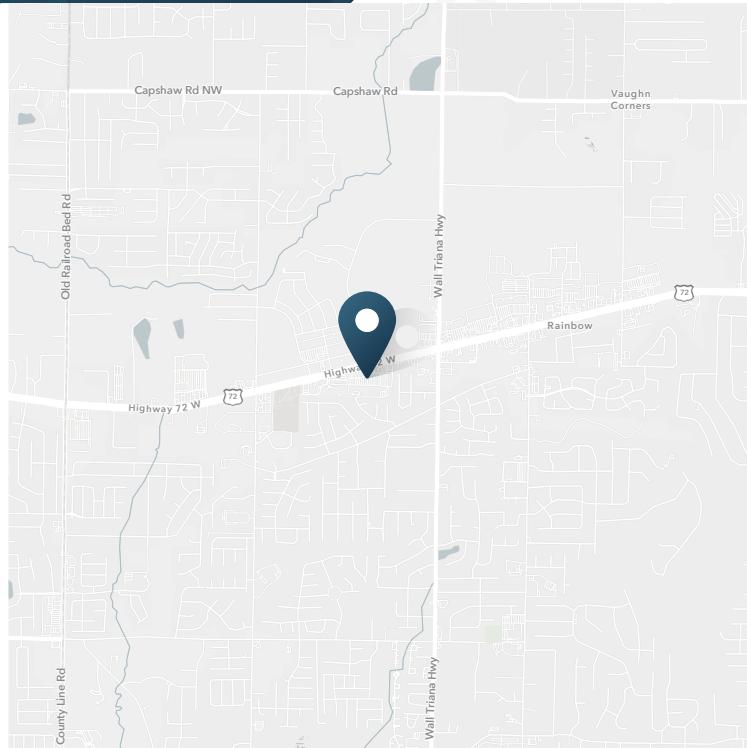
205.558.6161 | cooper.smith@srsre.com

ABOUT THE PROPERTY

- Prime spaces available - 1,700 SF inline retail and 4,800 SF end cap second-generation restaurant
- Located within high-performing Power Center with heavy foot and vehicle traffic driven by a strong anchor lineup including Target, Petco, Ross Dress for Less, and ULTA.
- Strategically positioned on US Highway 72, Madison's main retail corridor with high visibility
- Located near Madison Regional Hospital and dense residential communities, generating strong daytime and evening activity.
- Madison, AL is a premier suburb of Huntsville - the largest city in Alabama and a major hub for aerospace, defense, and tech.

TRAFFIC COUNTS

Highway 72, adjacent to Site	37,888 VPD
Highway 72, E of Site	45,052 VPD
Year: 2024 Source: ALDOT	



TENANTS INCLUDE



COMING SOON
Dutch Bros

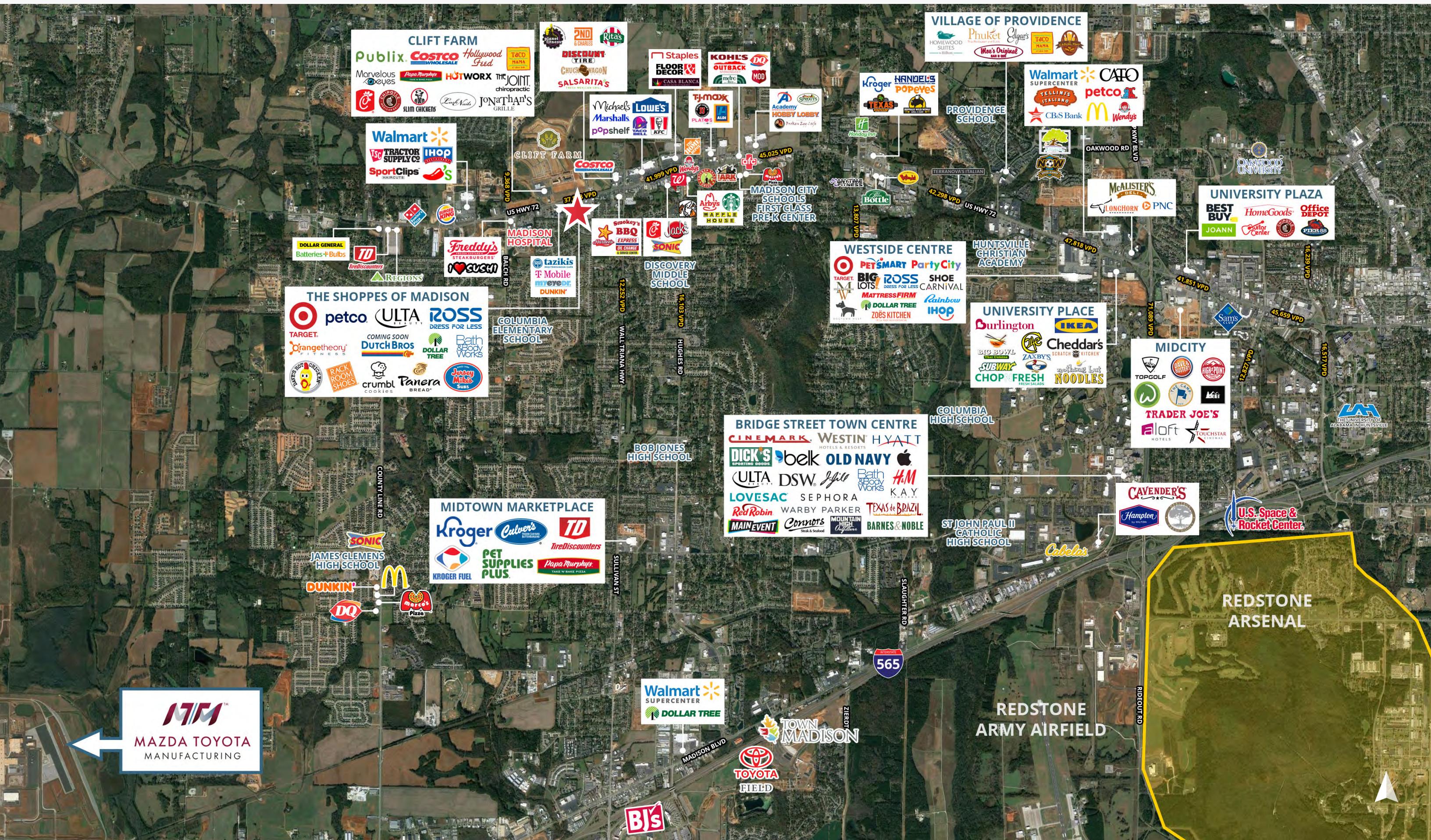


DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,995	54,736	126,180
Average HH Income	\$130,791	\$131,728	\$127,494
Total Daytime Population	5,325	42,789	118,175
Year: 2025 Source: Esri			

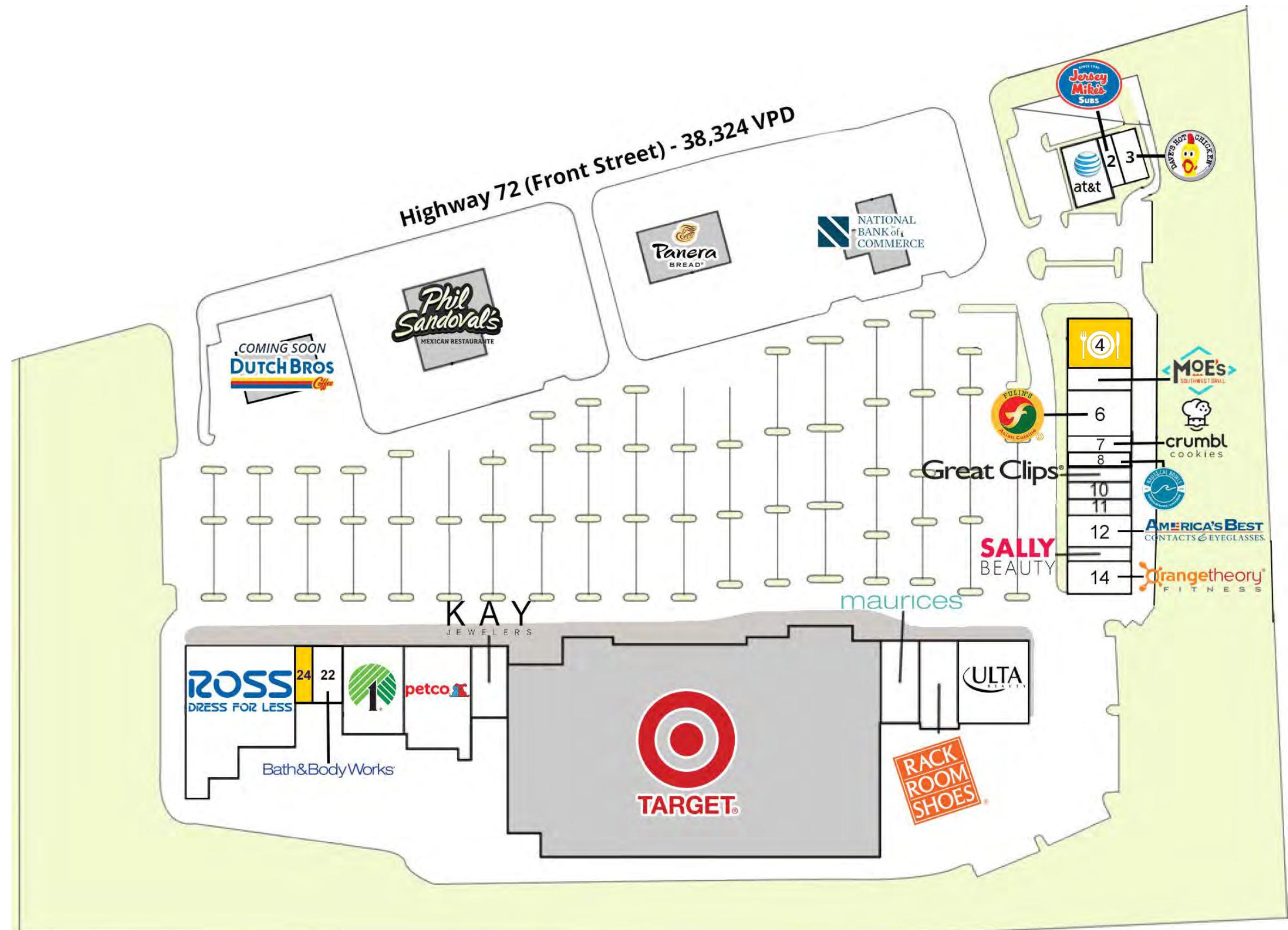
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TENANT LISTING

1	AT&T Mobility	4,000 SF
2	Jersey Mike's Subs	1,400 SF
3	Dave's Hot Chicken	2,100 SF
4	AVAILABLE	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
24	AVAILABLE	1,700 SF
25	Ross Dress for Less	22,000 SF
26	Coming Soon: Dutch Bros. Coffee	
27	Phil Sandoval's Mexican Restaurante	
28	Panera Bread	
29	National Bank of Commerce	
100	Recyclable Textile Management	

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

4,995	5,325	\$130,791	2,066
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

54,736	42,789	\$131,728	22,605
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

126,180	118,175	\$127,494	52,119
Population	Total Daytime Population	Average Household Income	Total Households

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

SOURCE



1 MILE

3 MILES

5 MILES

10 MILES

20 MILES

30 MILES

40 MILES

50 MILES

60 MILES

70 MILES

80 MILES

90 MILES

100 MILES

110 MILES

120 MILES

130 MILES

140 MILES

150 MILES

160 MILES

170 MILES

180 MILES

190 MILES

200 MILES

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2480 MILES

2490 MILES

2500 MILES

2510 MILES

2520 MILES

2530 MILES

2540 MILES

2550 MILES

TARGET MARKET SUMMARY

Shoppes of Madison

Ring of 5 miles

KEY FACTS

126K

2025 Total Population

118K

Total Daytime Population

2.06%

Population Annual Growth Rate

38.0

Median Age

\$105K

2025 Median Household Income

\$94.8K

Average Disposable Income

18.6K

Population 12 Years & Younger

63.7K

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 2025, 2030.

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ANNUAL ENTERTAINMENT SPENDING

\$233,822K

2025 Entertainment/Rec

\$55.2M

Entertainment/ Recreation Fees & Admissions

\$2.34M

Tickets to Parks or Museums

Tapestry segments



Savvy Suburbanites
9,199 households

17.6%
of Households



Flourishing Families
7,944 households

15.2%
of Households



Professional Pride
5,401 households

10.4%
of Households

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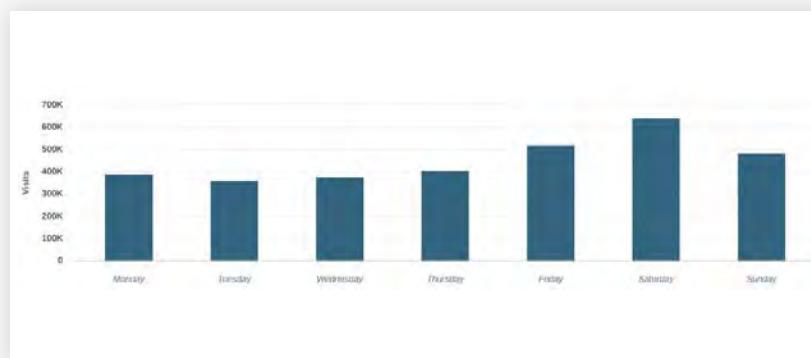
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

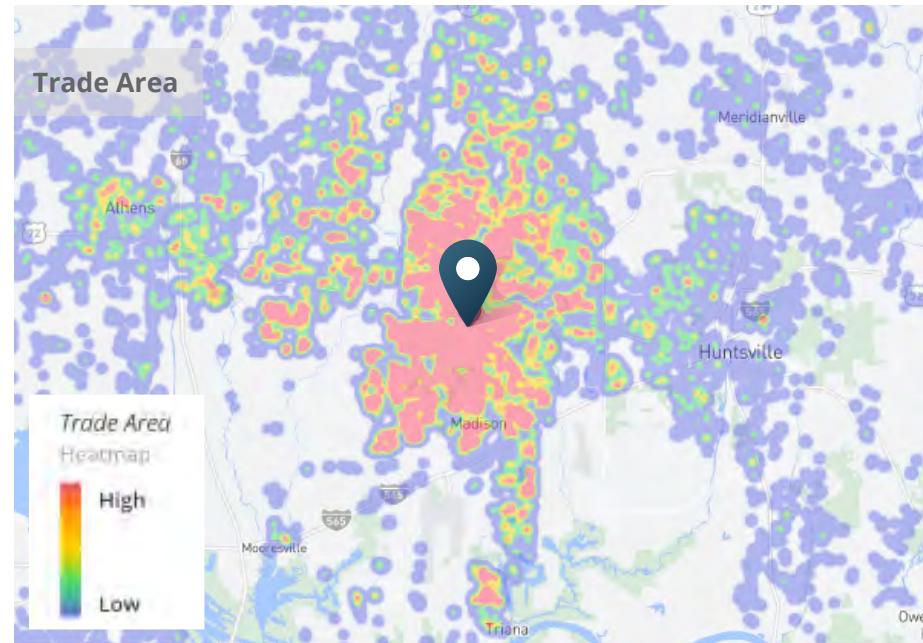
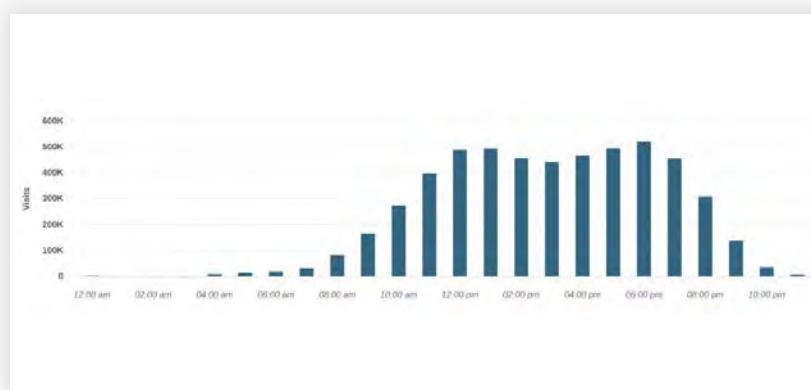
08/31/2024 - 08/30/2025

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
497.3K	3.2M	6.36

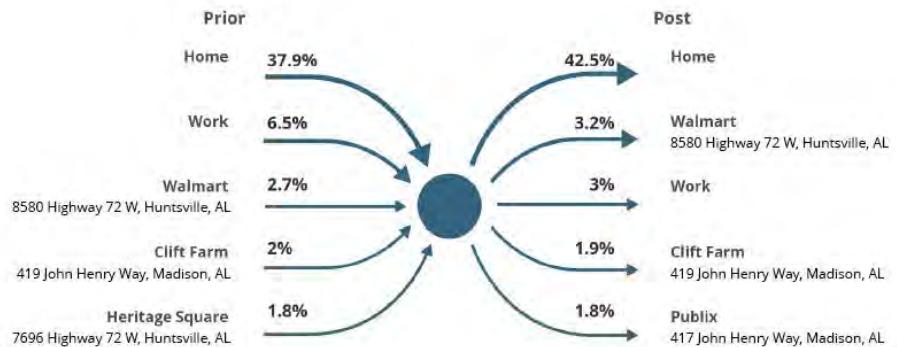
Daily Visits



Hourly Visits



Customer Journey



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

SOURCE



Placer.ai



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