

A photograph of a Ross Dress for Less storefront. The building is white with blue and tan horizontal stripes on the lower portion of the facade. The entrance features large glass windows and doors. Two people are standing near the entrance. The sky is blue with light clouds.

ROSS DRESS
FOR LESS

FOR LEASE

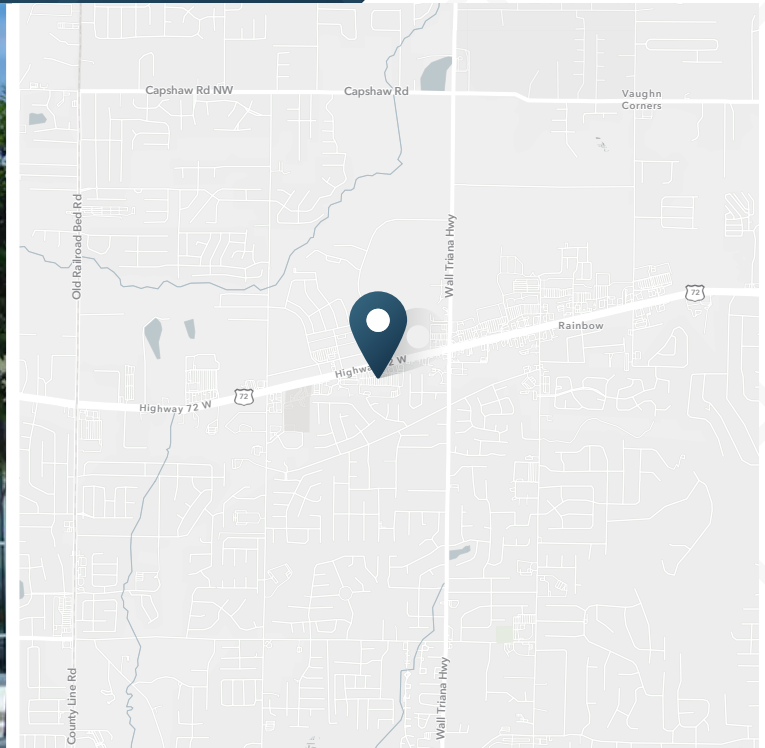
The Shoppes of Madison

8141 Highway 72 West | Madison, AL 35758



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1,700-4,800 SF
Available

MANAGED BY



CONTACT

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Cooper Smith

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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



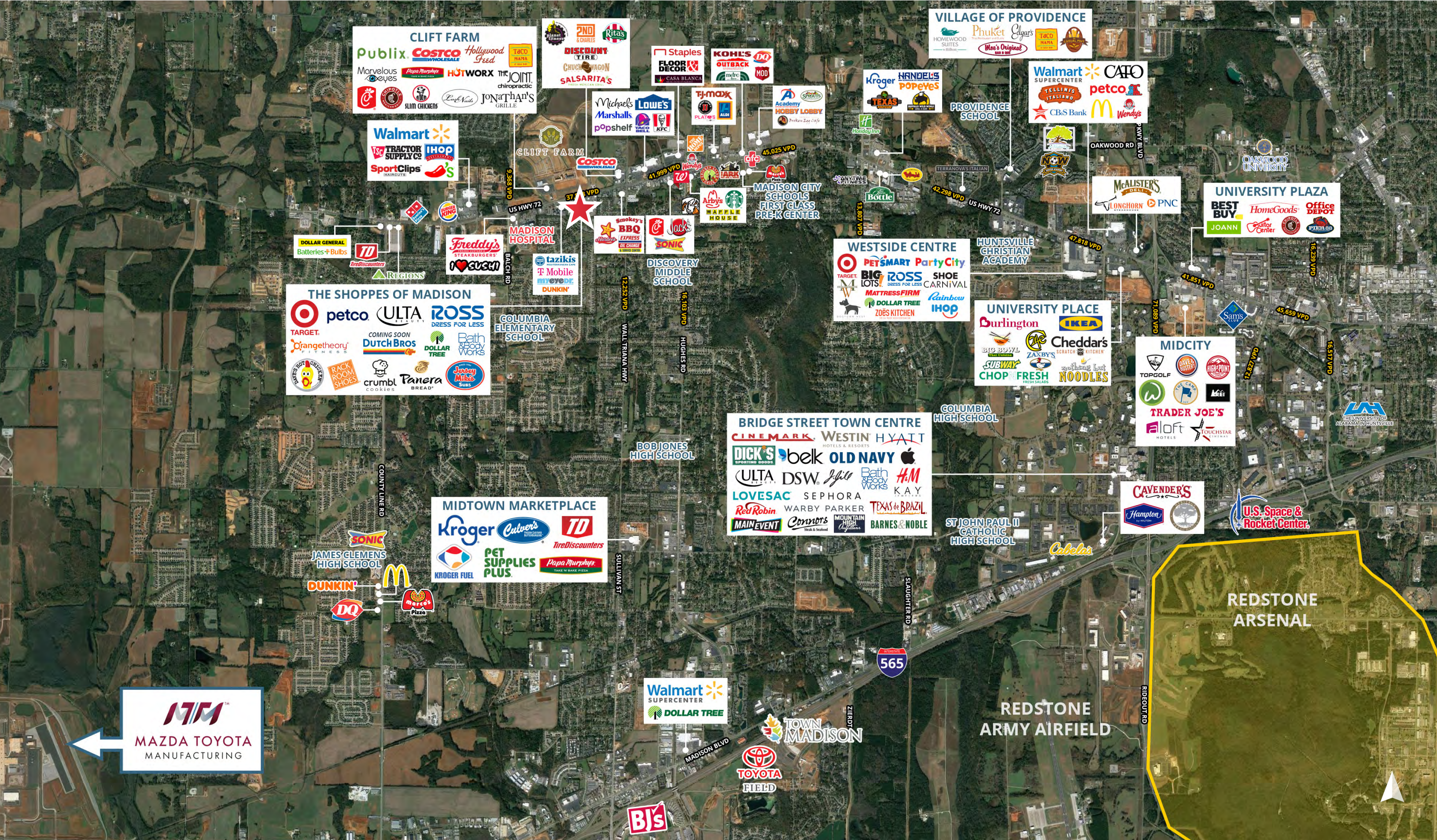
DEMOGRAPHICS

	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

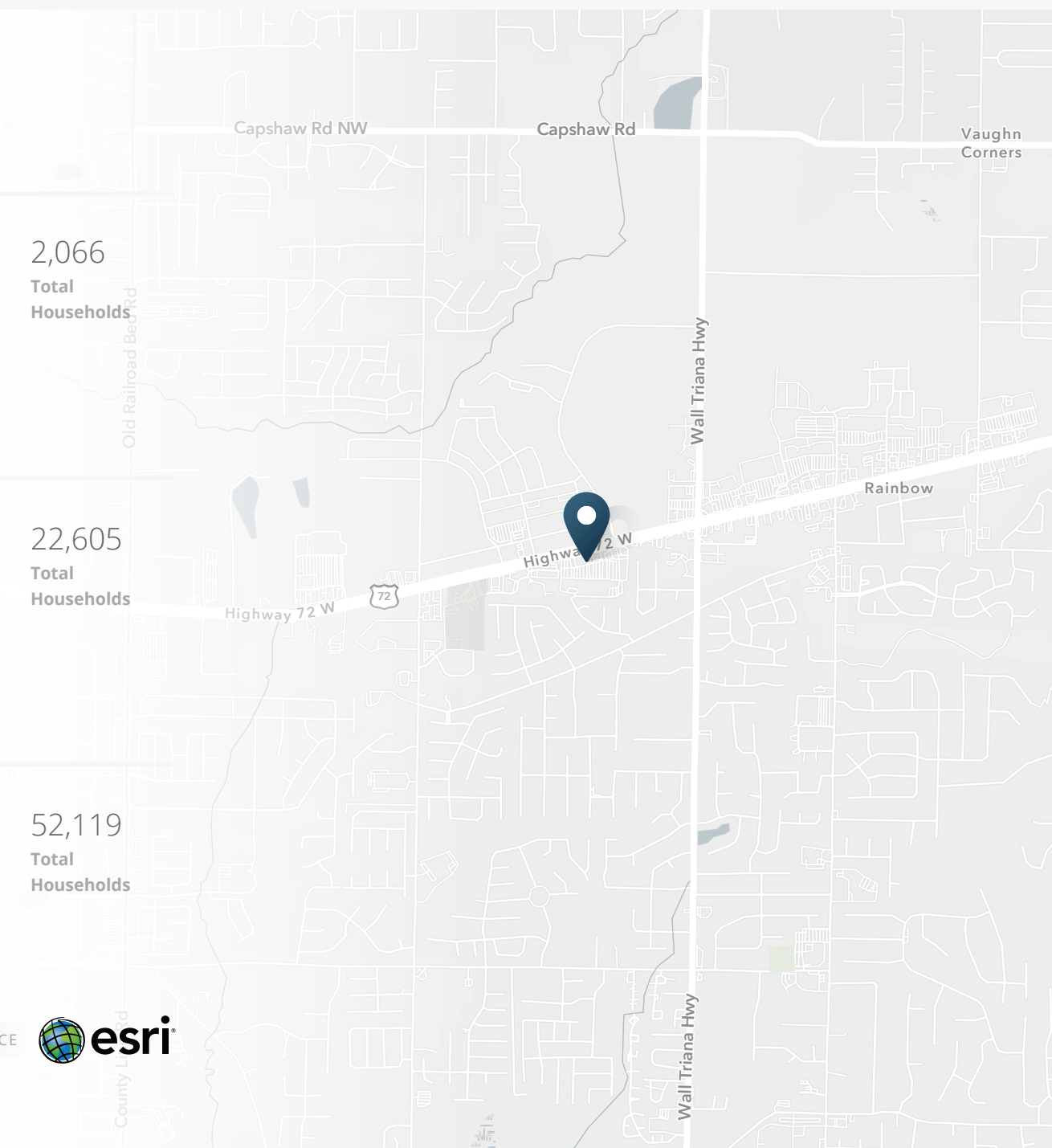
54,736	42,789	\$131,728	22,605
Population	Total Daytime Population	Average Household Income	Total Households

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

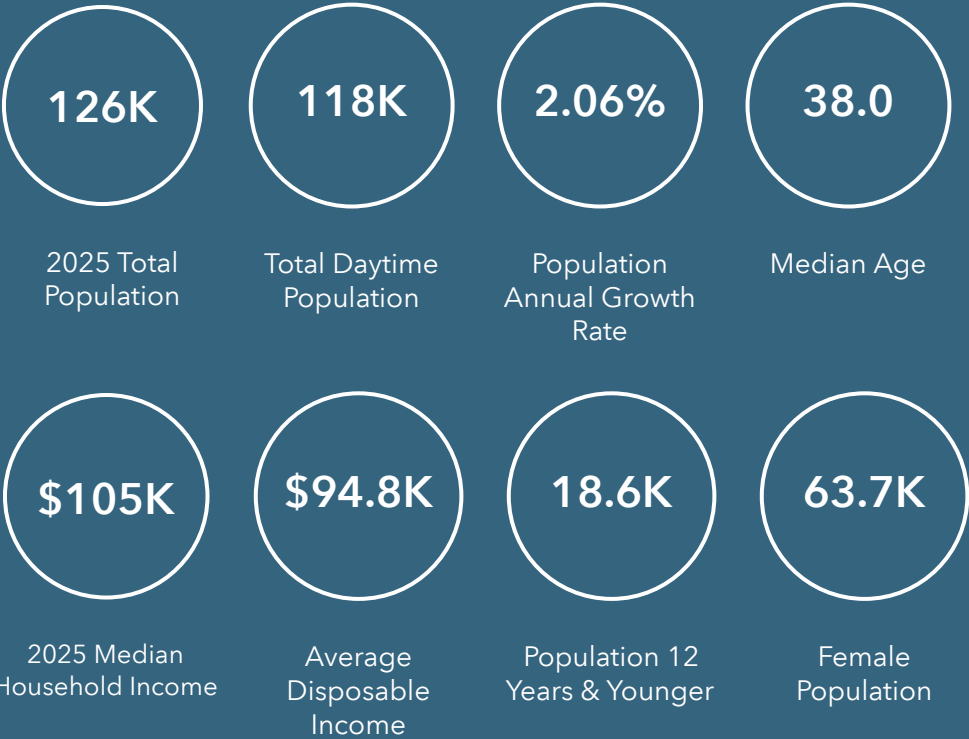


TARGET MARKET SUMMARY

Shoppes of Madison

Ring of 5 miles

KEY FACTS



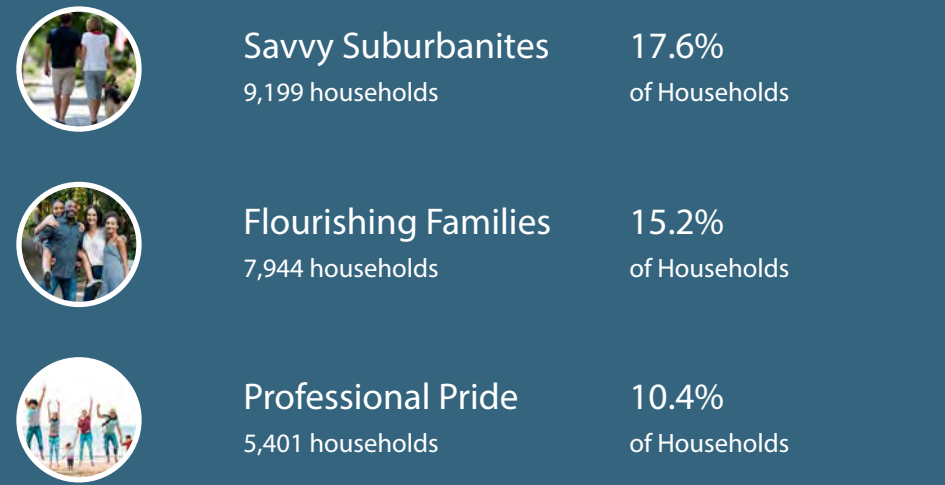
This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2025, 2030.

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ANNUAL ENTERTAINMENT SPENDING



Tapestry segments



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MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

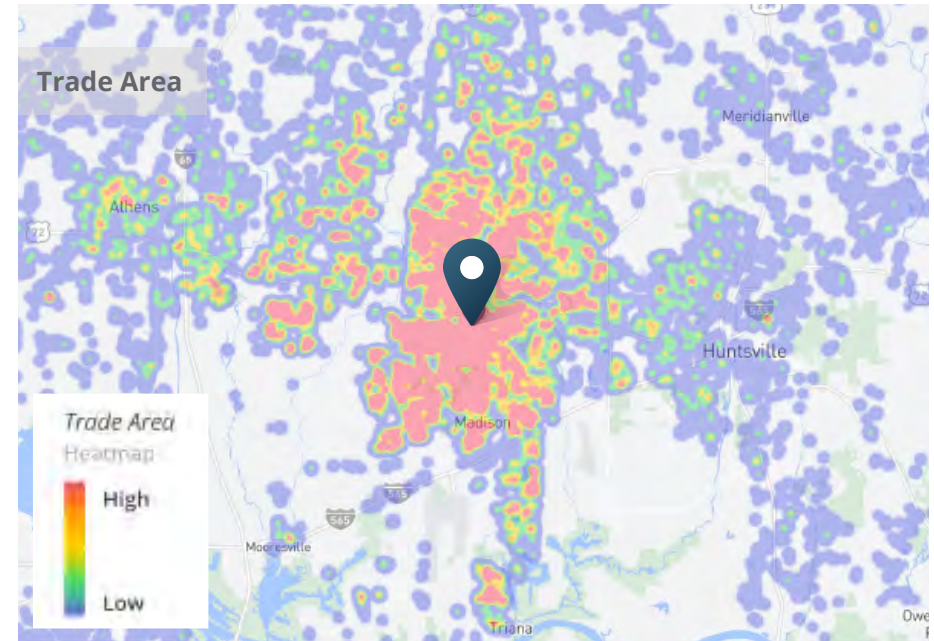
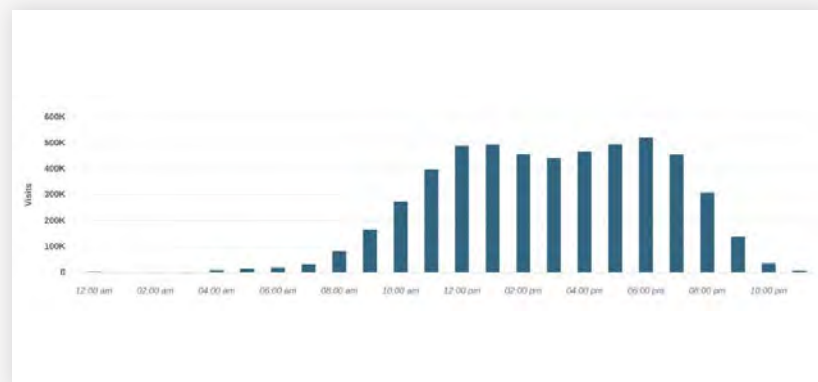
08/31/2024 - 08/30/2025

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

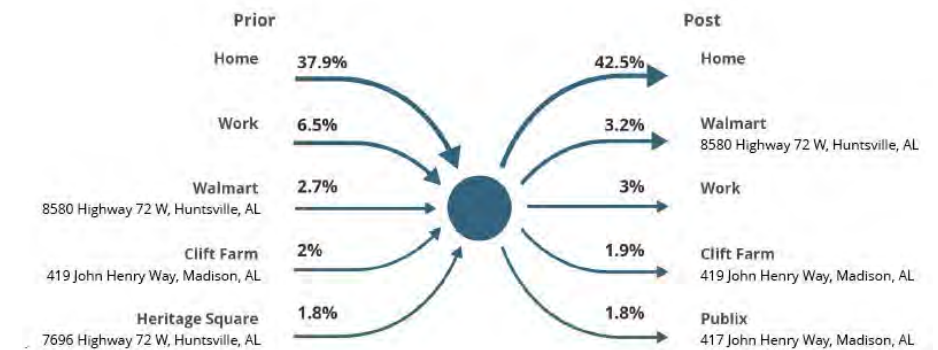
Daily Visits



Hourly Visits



Customer Journey



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SOURCE



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