



6240 GREENBRIER  
PKWY NE

Madison , AL 35756

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## OFFERING SUMMARY

Sale Price:	\$12,000,000
Year Built:	2024
Building Size:	9,400 SF
Market:	Huntsville
Submarket:	Madison
Acres:	+/- 6 acres

## PROPERTY OVERVIEW

Introducing the newly developed Marathon Travel Center strategically situated along Greenbrier Rd, directly off I-565. High traffic area with the average annual daily traffic count (I-565 AADT-70,093) (Greenbrier Rd AADT- 12,201), as per ALDOT's 2022 data. This prime location offers seamless accessibility to Hwy 20 and Greenbrier Rd via rear access. Enveloped by a network of prominent traffic generators and major employers, including but not limited to the Target Distribution Center, Mazda Toyota Manufacturing USA, Amazon Fulfillment Center, Huntsville International Airport, Polaris Industries, Southland Transportation, and Boneal Aerospace, positioning this hub as an unparalleled network for travelers and commuters alike.

## PROPERTY HIGHLIGHTS

- Newly Developed Marathon Travel Center
- High Traffic Volume
- Easy Access to Multiple Transportation Routes
- Directly off Exit 3

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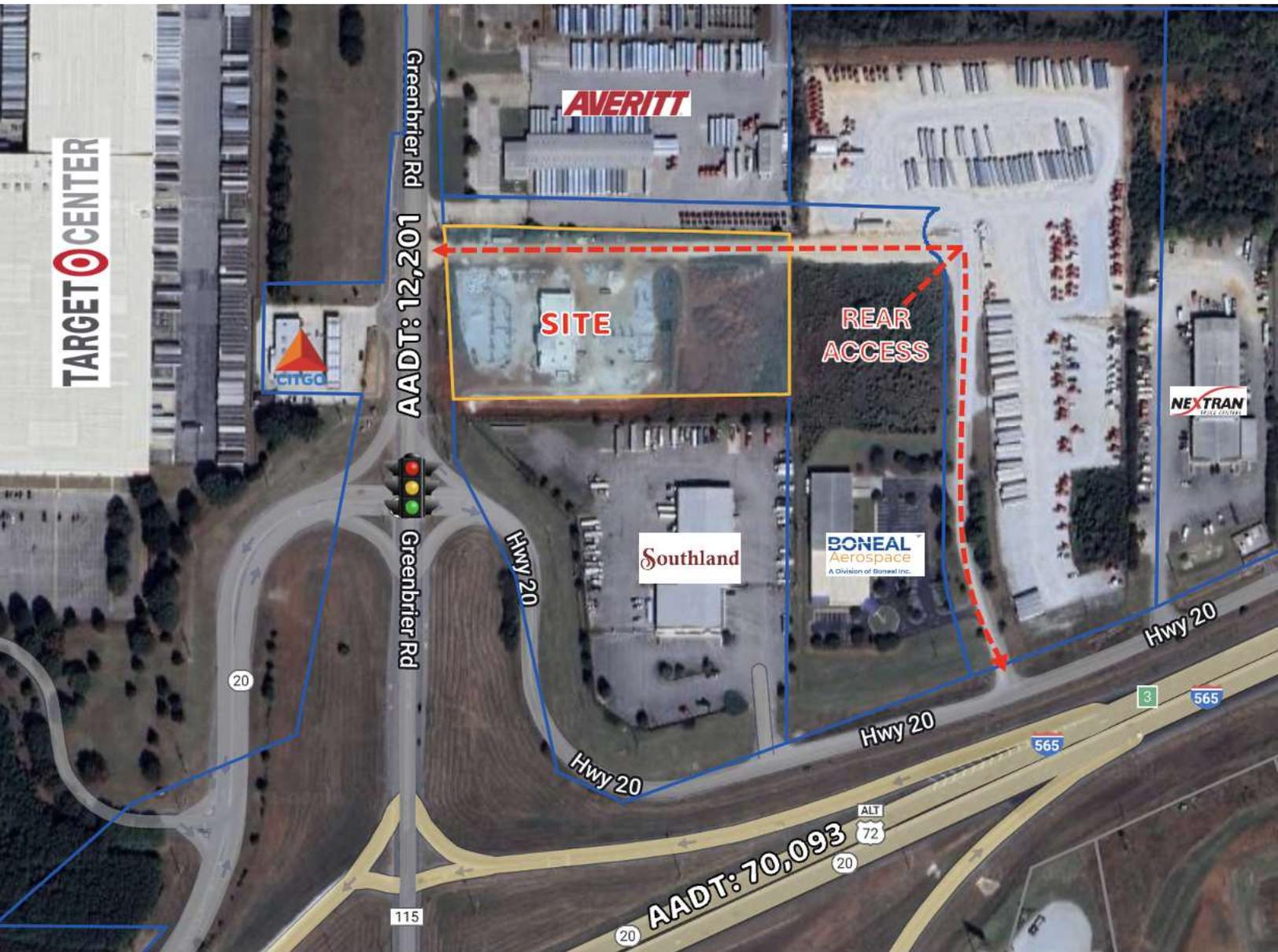


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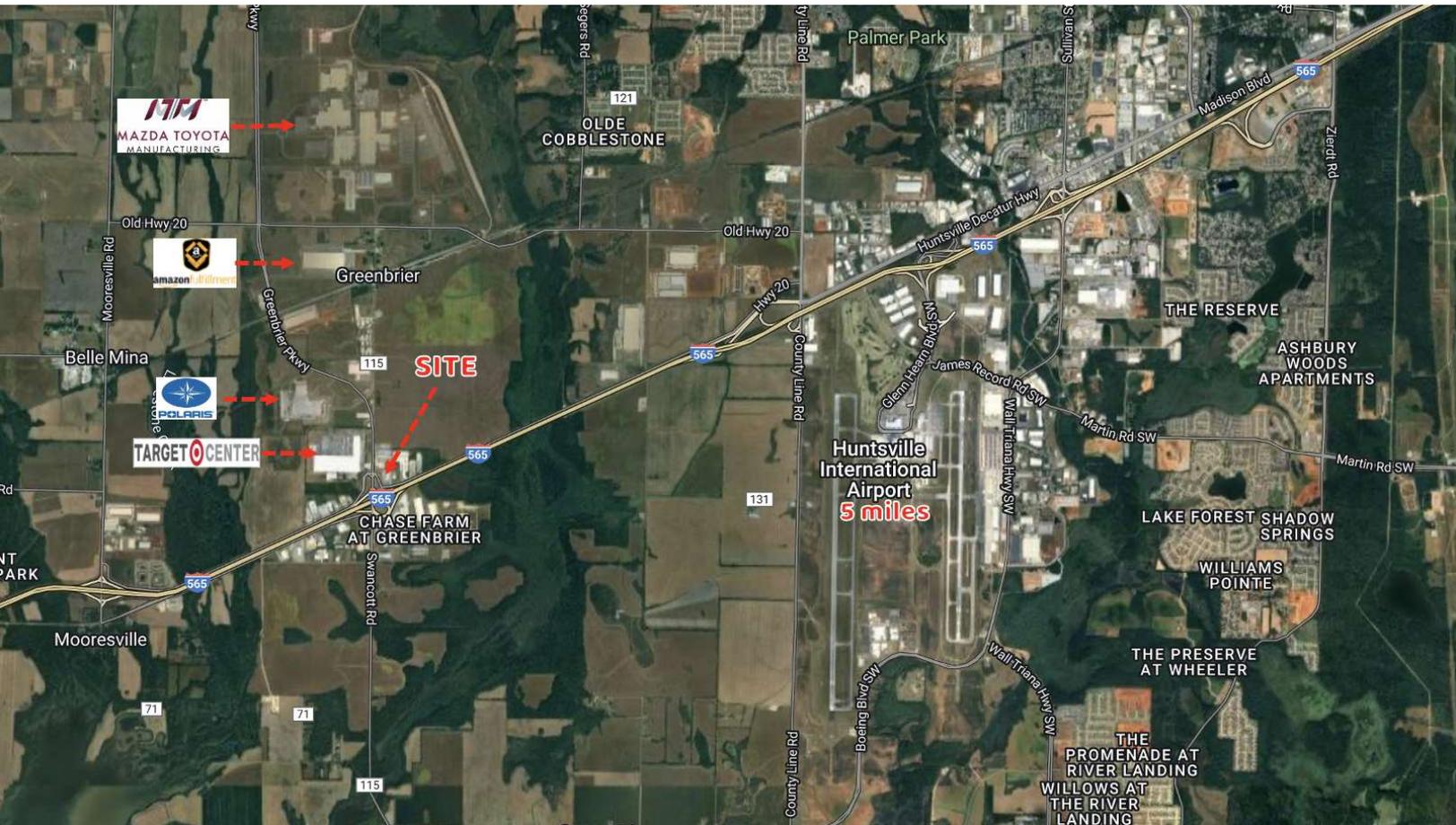


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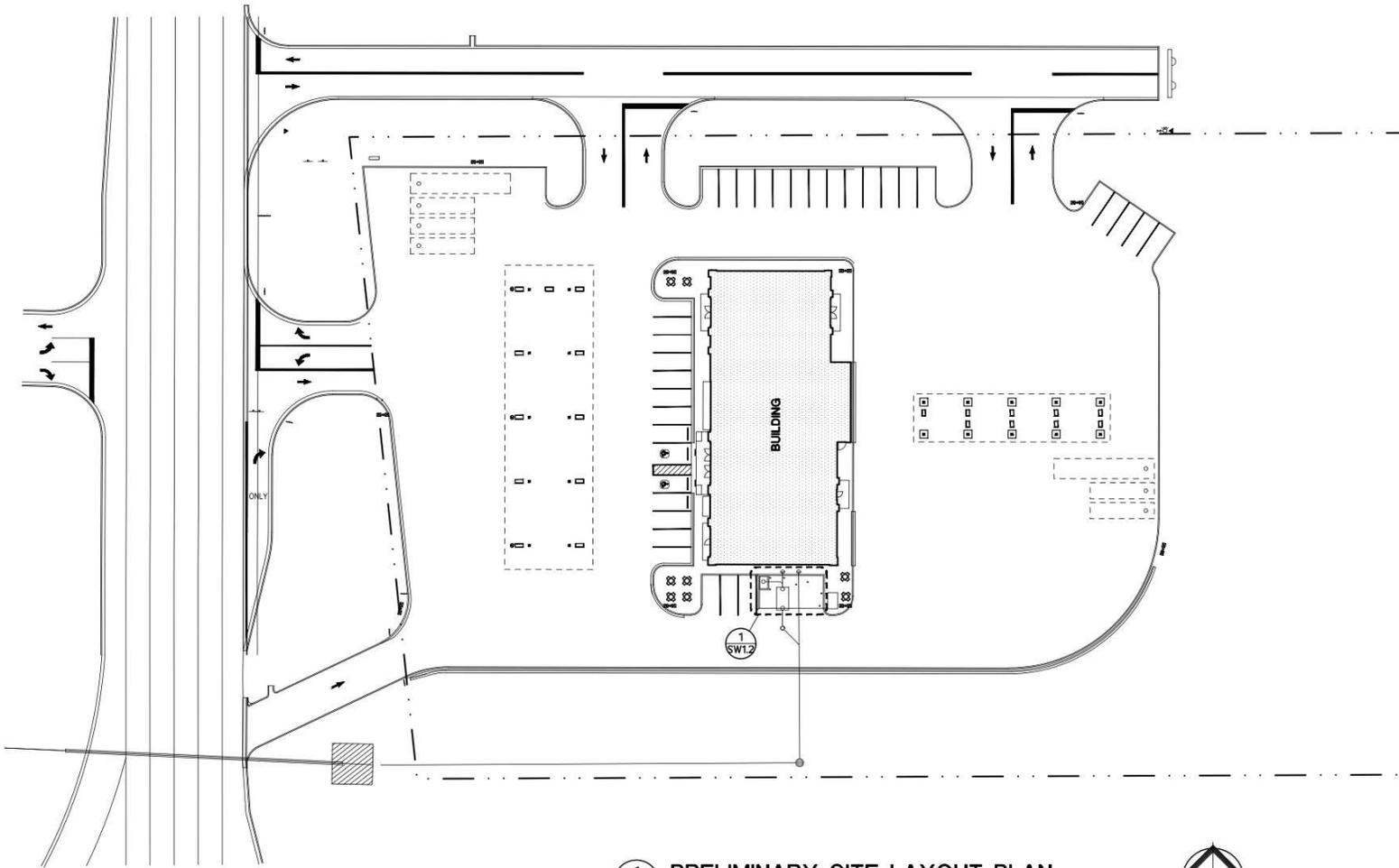


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1 PRELIMINARY SITE LAYOUT PLAN  
SCALE: 1"=30'-0"

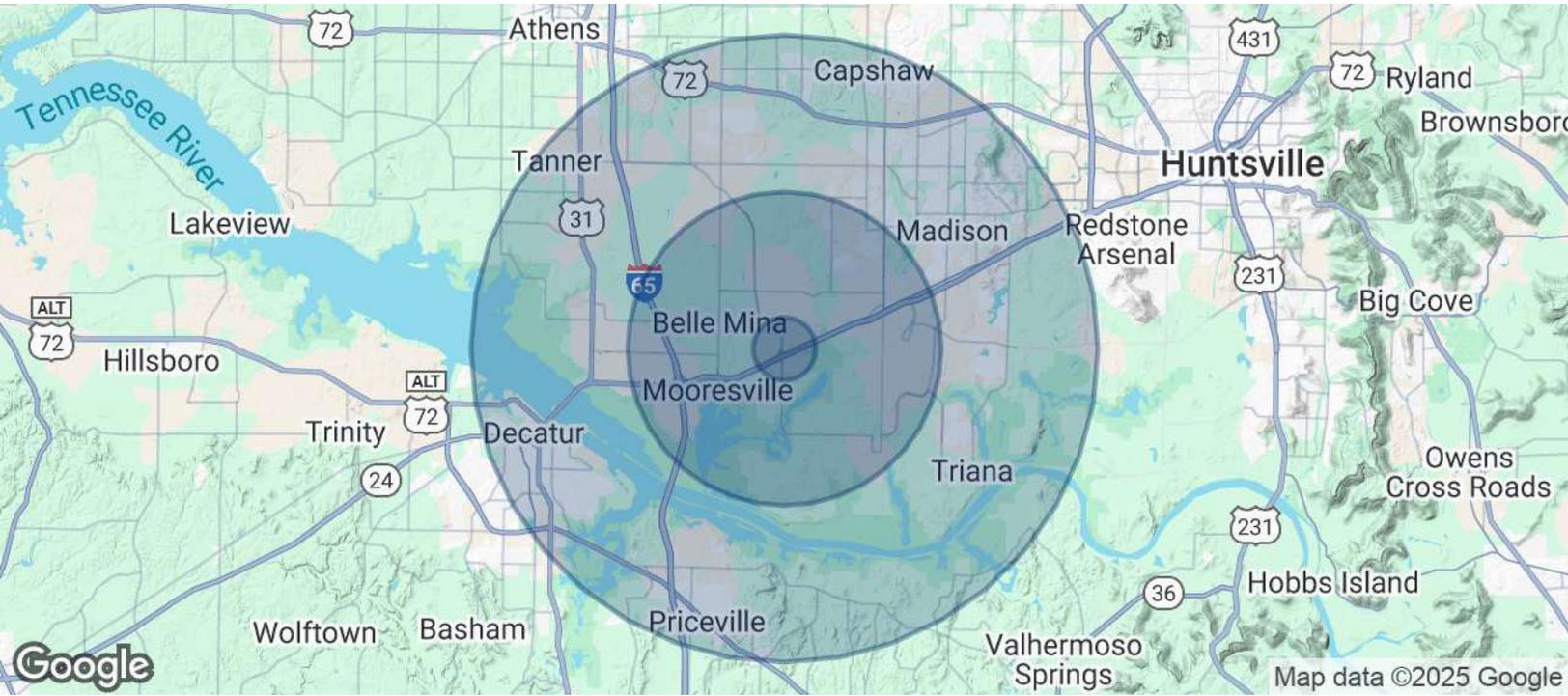


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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	139	9,478	123,867
Average Age	37.7	36.7	39.9
Average Age (Male)	37.4	34.3	38.5
Average Age (Female)	39.9	39.2	41.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	60	3,773	52,319
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$76,859	\$95,843	\$91,510
Average House Value	\$217,226	\$247,451	\$207,806

2020 American Community Survey (ACS)

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