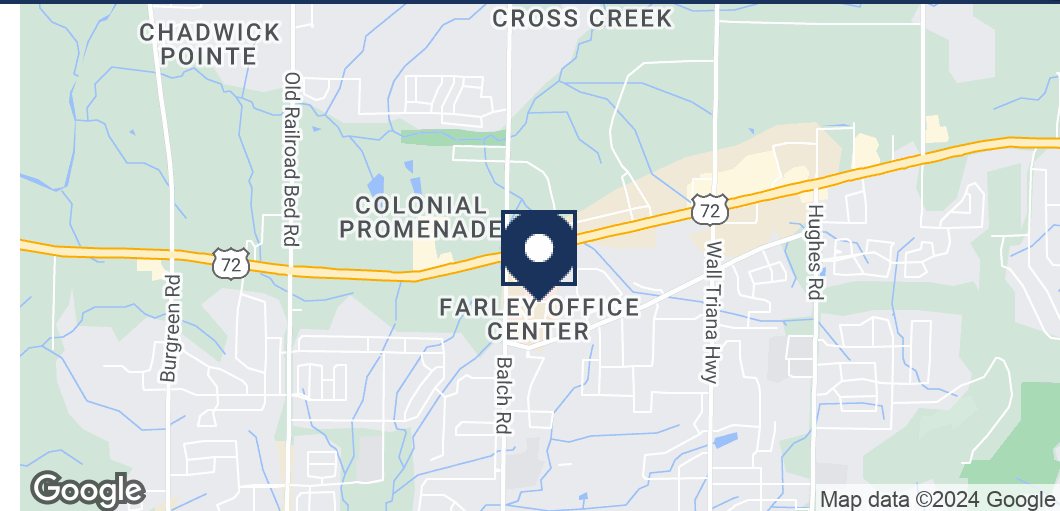




MEDICAL OFFICE BUILDING | FOR LEASE | \$31.50 SF/YR (NNN)

Madison Medical Complex

8425 Wann Drive, Huntsville, AL 35758



PROPERTY SUMMARY

Lease Rate:	\$31.50 SF/yr (NNN)
Building Size:	27,000 SF
Available SF:	2,500 - 27,000 SF
Lot Size:	± 1.5 Acres
Year Built:	2023

PROPERTY OVERVIEW

UNDER DEVELOPMENT! Located in Huntsville, AL, adjacent to Madison Hospitals Campus, Madison Medical Complex is a two-story office building that can lend itself to medical office space or Class A standard office space. This property is situated in one of the fastest growing submarkets of Huntsville, located across HWY 72 from Clift Farms with easy access to hotels, restaurants, retail, and residential housing.

PROPERTY HIGHLIGHTS

- Flexible ± 13,500 SF floor plates allow this building to accommodate your space needs.
- Easy access to Hwy 72 that boasts daily traffic counts of 33,000 vehicles per day.
- Located in a newly developed submarket.

Alex Samples

Agent, CCIM

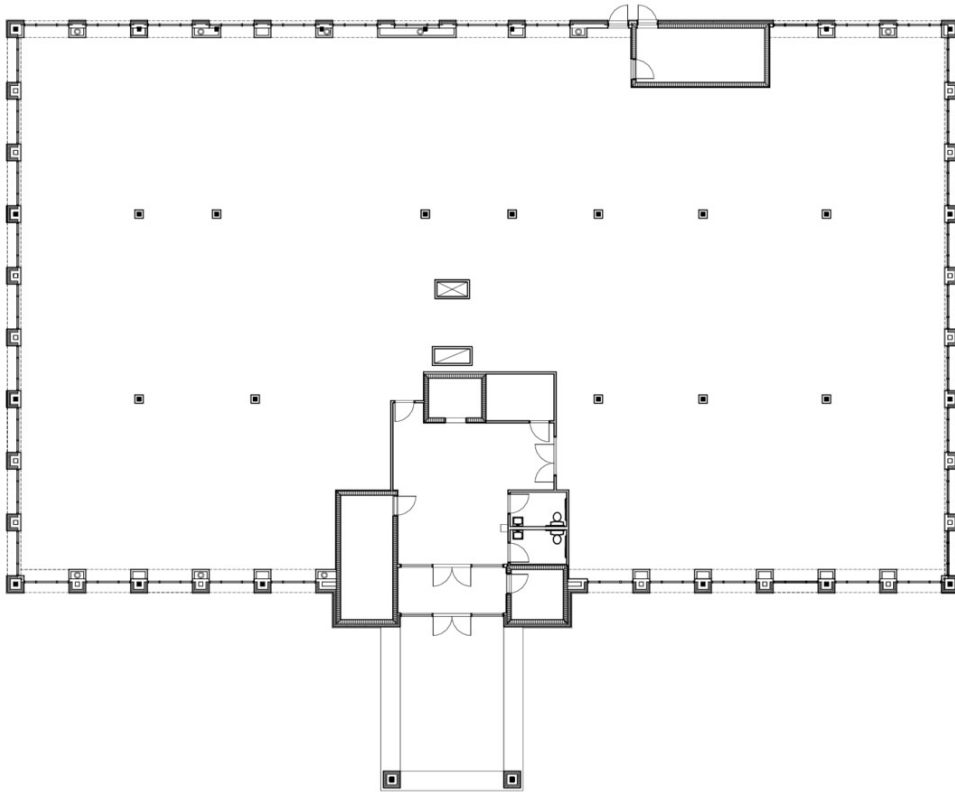
256.533.0003

alex@samplesproperties.com

525 Madison Street | Suite 205 | Huntsville, AL 35801

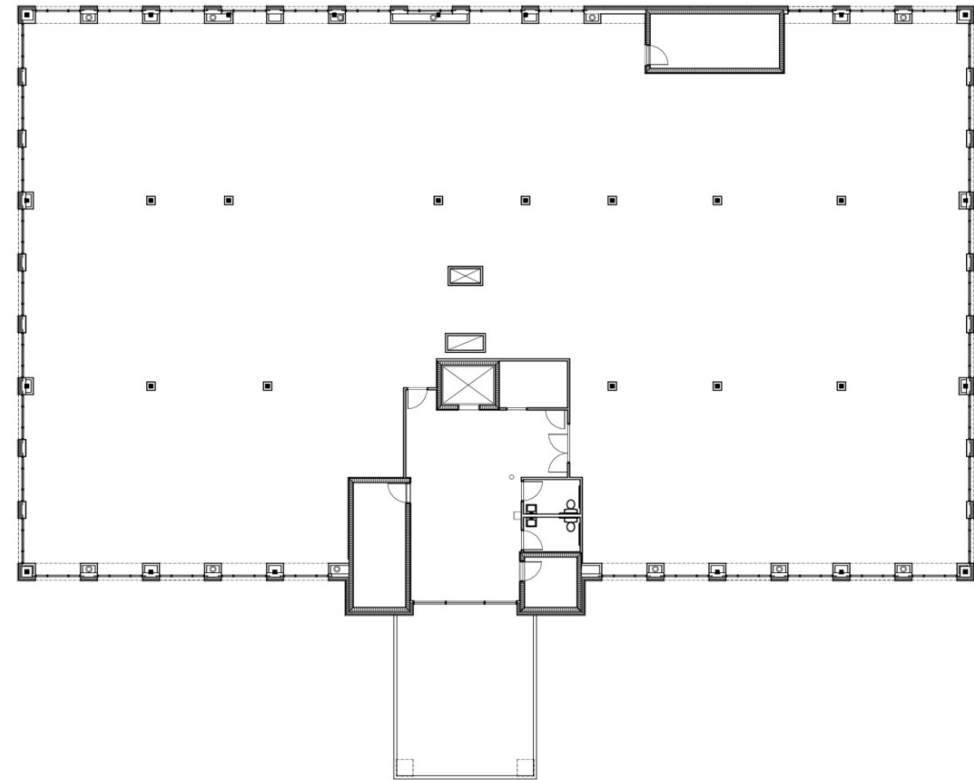
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FIRST FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"

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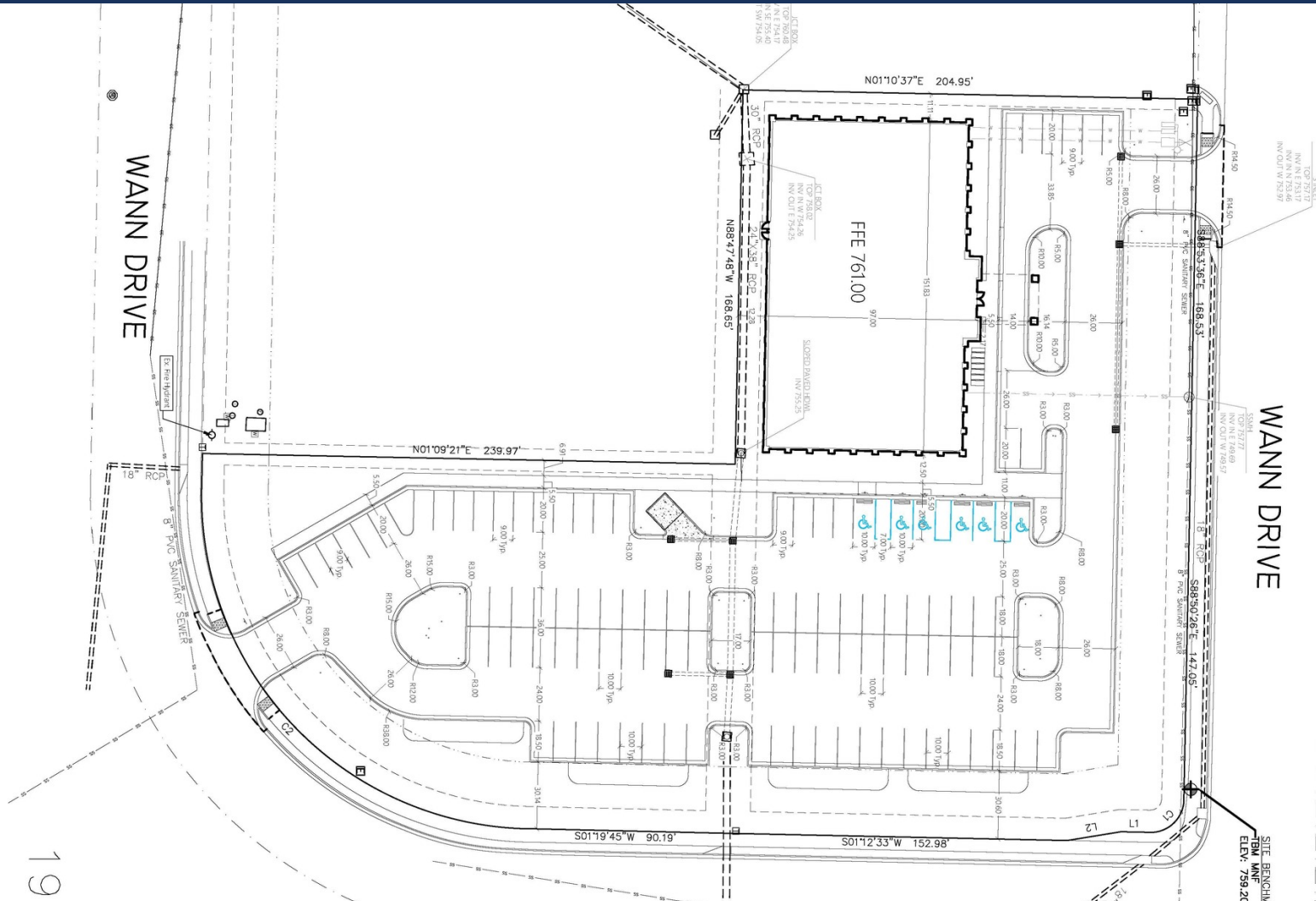
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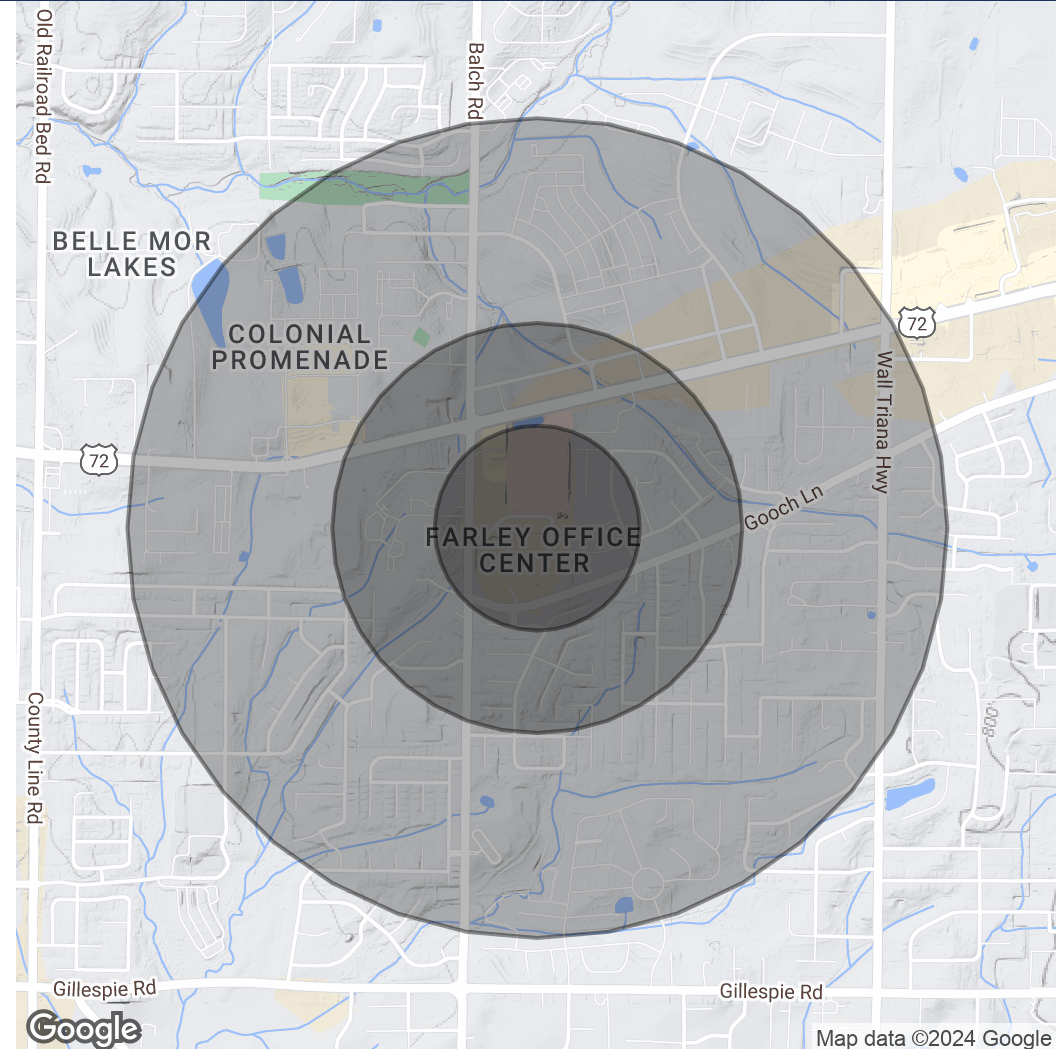
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	501	1,759	6,722
Average Age	38.8	39.8	40.1
Average Age (Male)	32.2	35.0	36.7
Average Age (Female)	46.8	44.4	42.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	200	688	2,595
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$101,236	\$112,805	\$114,787
Average House Value	\$2,964,150	\$893,956	\$327,511

* Demographic data derived from 2020 ACS - US Census



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