

For Lease

CBRE

# Highway Commercial

5 Acre Fenced Laydown Yard

Rate Negotiable - Short Term Options Available

30234 US-72,  
Madison, AL 35756  
[www.cbre.com/birminghamal](http://www.cbre.com/birminghamal)

Major Visibility with Highway 72 Exposure

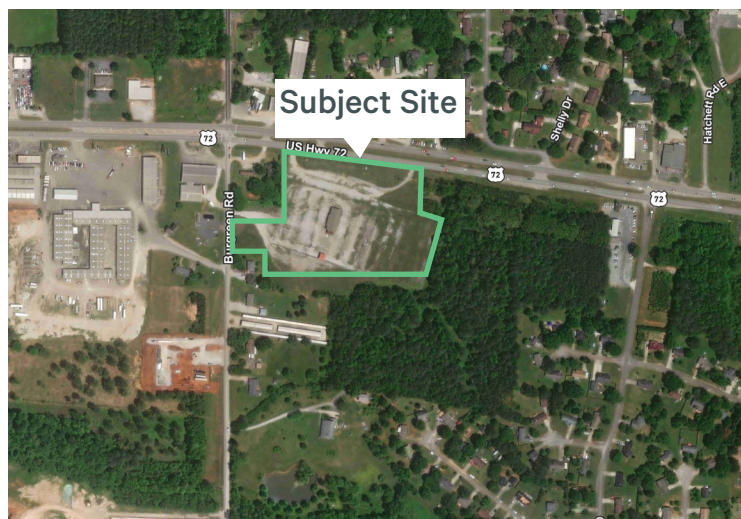


## Property Features

- + 10+/- Acre Total Site
- + 5,000+/- SF Building
  - 4 Drive-in Doors
- + Former Automotive Auction Site
- + Multiple Access Points via Hwy 72 and Burgreen Rd
- + Highway 72 Frontage (23K+ VPD)
- + Fenced and Lighting Available
- + Ideal Uses: Dealership, Automotive, Market, Trade Shop, Building Supplies and Landscaping
- + Lease Rate: **Negotiable**



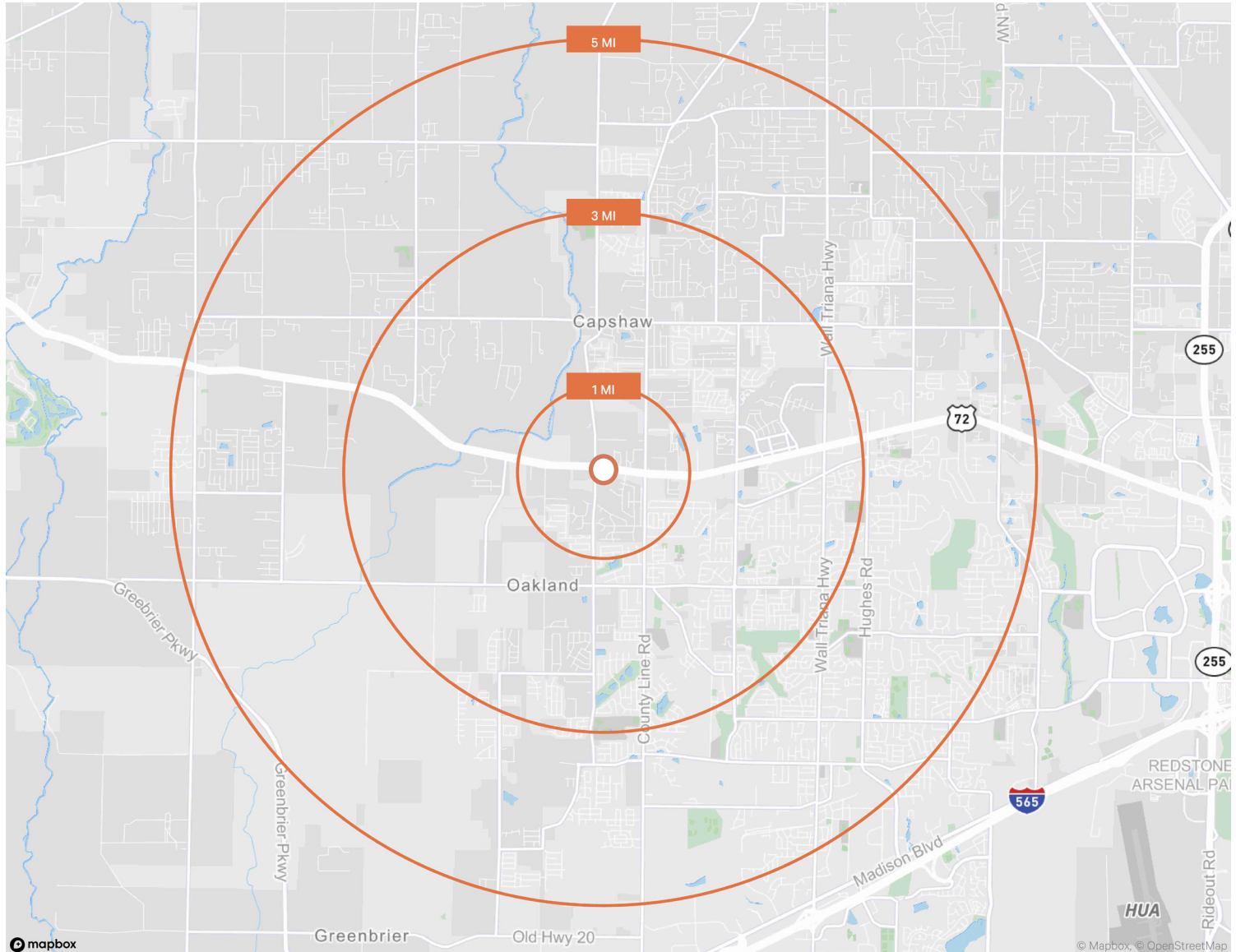
# Property Photos



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# Area Demographics



Demographics	1 Mile	3 Miles	5 Miles
Population	4,218	40,923	100,054
2023 Annual Population Growth Rate	3.07%	3.82%	2.48%
Businesses	65	641	1,760
Employees	644	6,994	17,936
Average Household Income	\$150,093	\$153,623	\$146,156
Average Household Size	2.97	2.80	2.70
Median Age	37.6	39.2	39.1

Contact Broker for  
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