



# ARGENTO AT OAKLAND SPRINGS

MIXED-USE DEVELOPMENT IN MADISON, ALABAMA



# NOW LEASING 18,000 SF OF RETAIL/RESTAURANT SPACE

Argento at Oakland Springs exemplifies traditional neighborhood design in one of Alabama's fastest growing cities. This walkable community centers around interconnected gathering spaces, conveniently located off Brownsferry Road.

The development offers diverse housing options including single-family homes, upscale apartments, and townhomes, creating a dynamic town center atmosphere.

Businesses here enjoy excellent visibility, pedestrian traffic, and a ready customer base from surrounding residential neighborhoods. Perfect for retail and dining establishments seeking to serve Madison, AL's prosperous population, Argento at Oakland Springs delivers more than just sophisticated housing - it provides a genuinely pedestrian-friendly environment.

Complete with parks, trails for walking and cycling, and a varied village district, it accommodates many different lifestyle preferences.

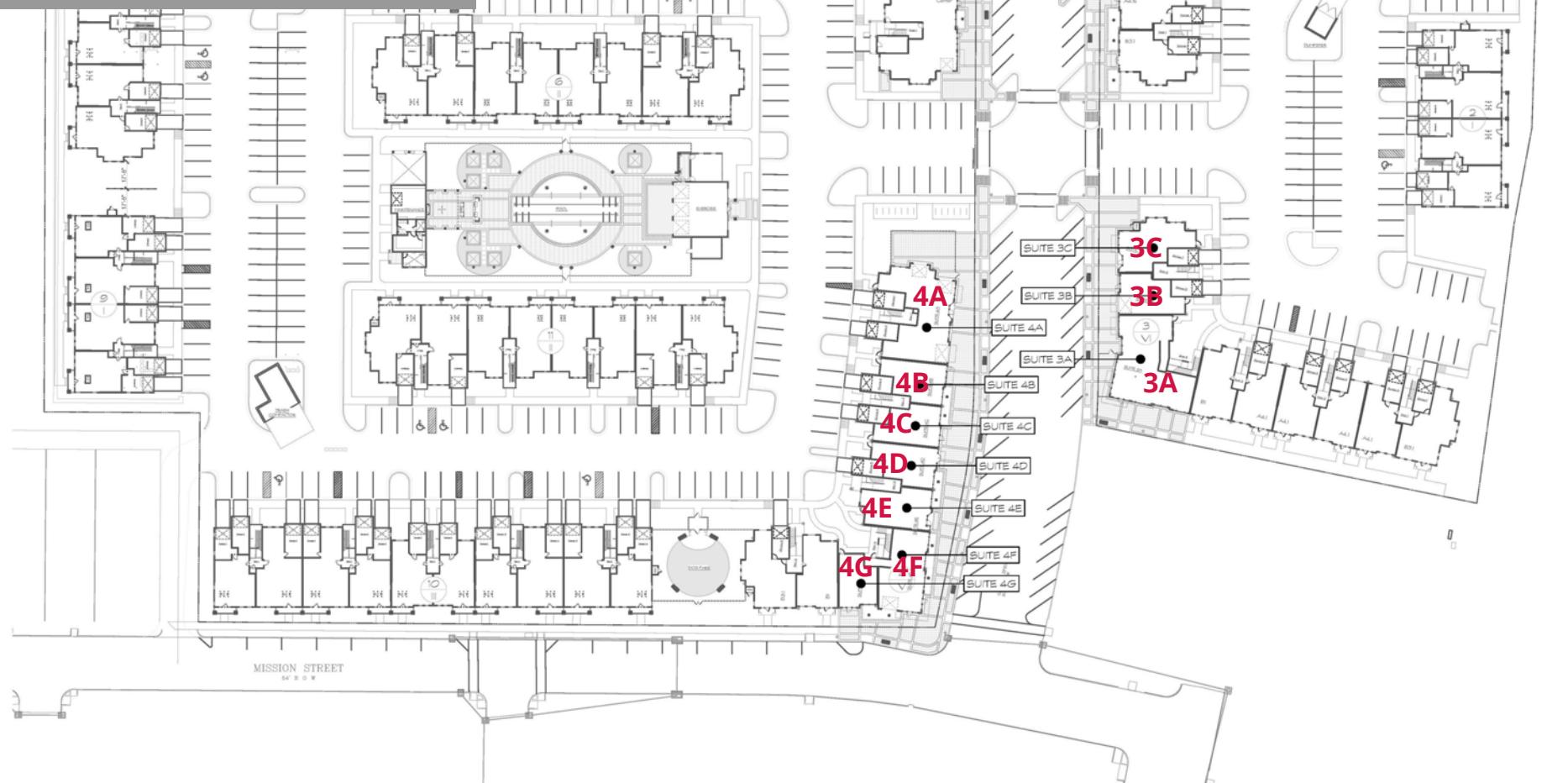


## Site Plan

**AVAILABLE SPACES - 18,240 TOTAL SF**

Most Spaces Can Be Combined

1A: 2,288 SF	4C: 972 SF
3C: 1,207 SF	4D: 972 SF
3B: 975 SF	4E: 1,101 SF
3A: 2,371 SF	4F: 1,515 SF
4A: 2,185 SF	4G: 806 SF
4B: 972 SF	5A: 2,876 SF

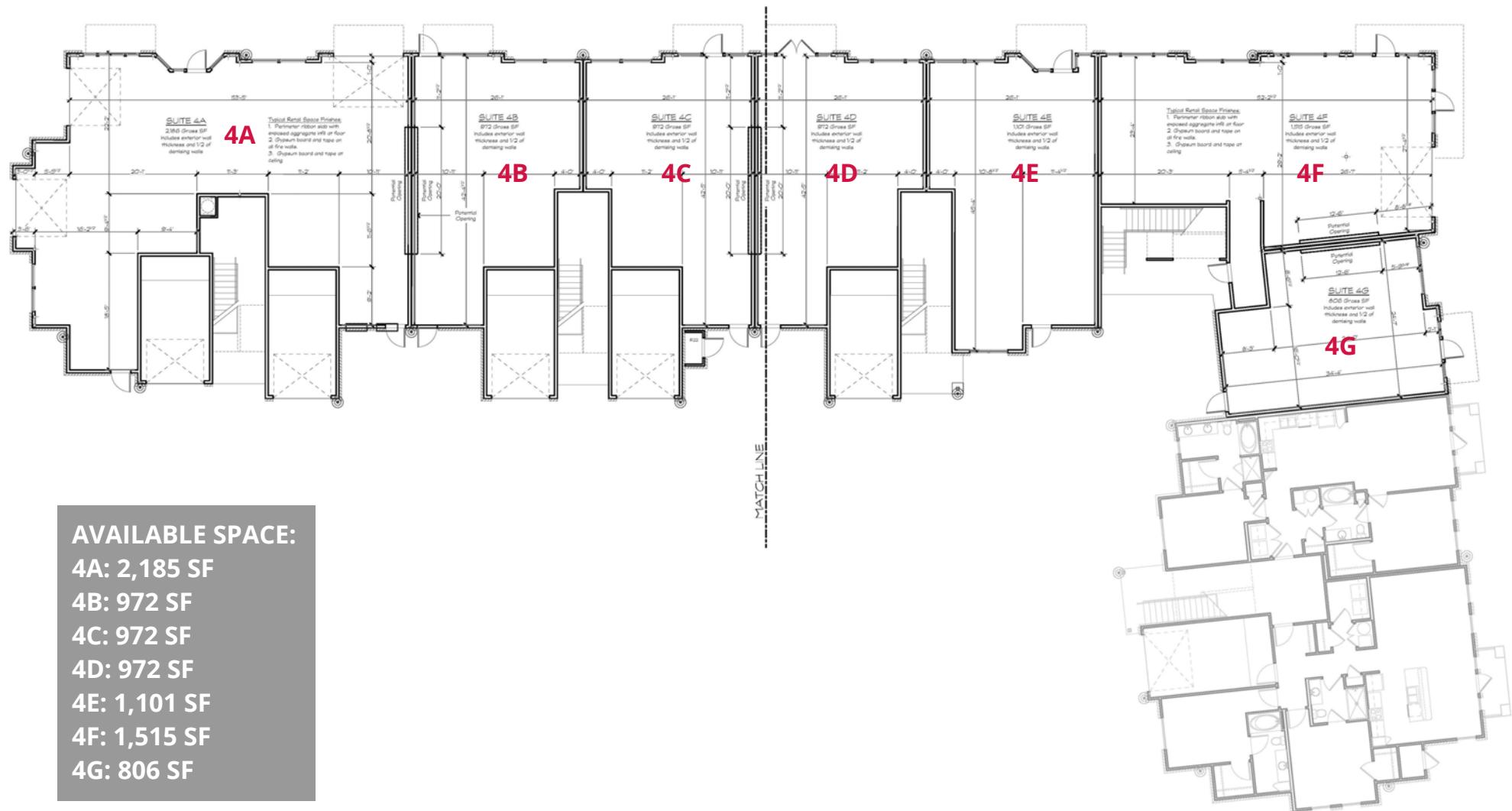


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## Site Plan



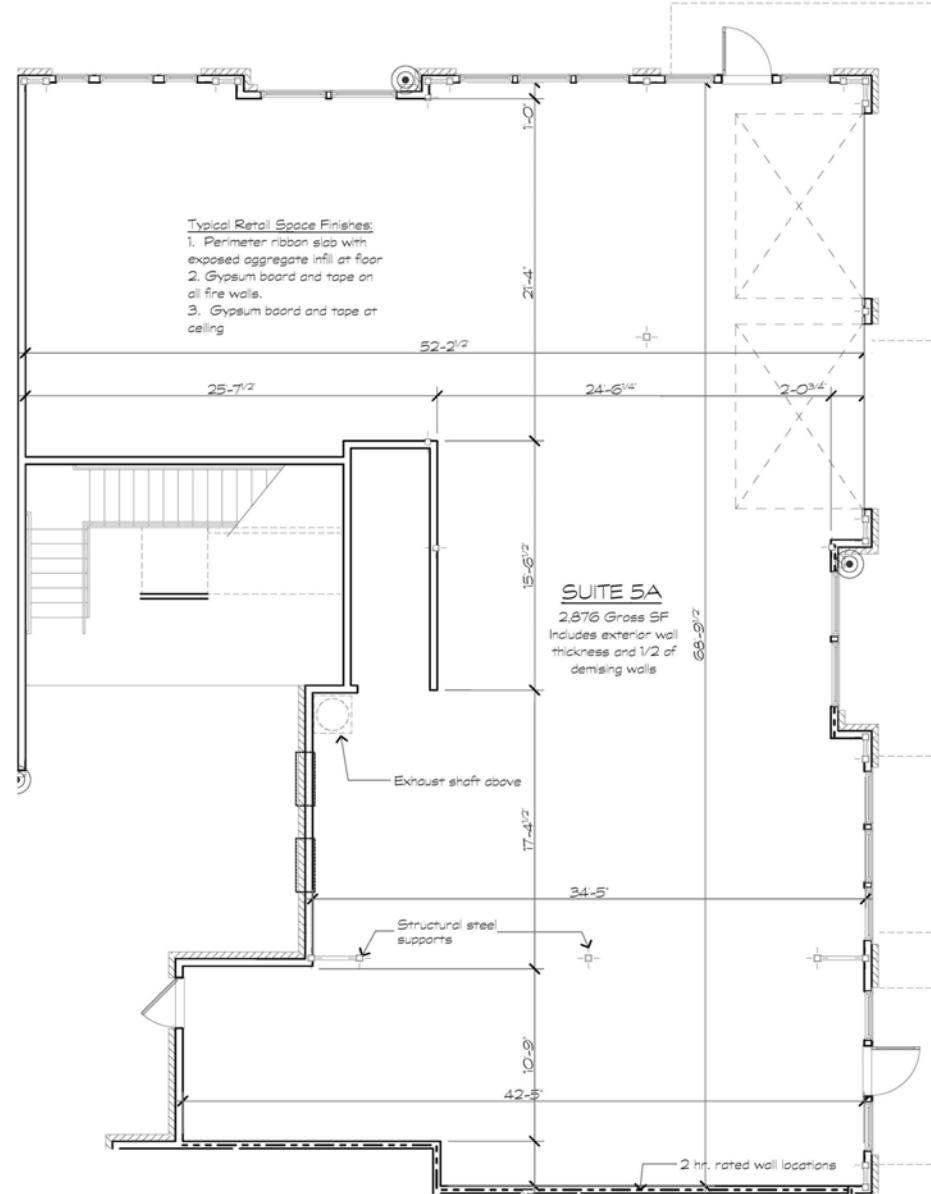
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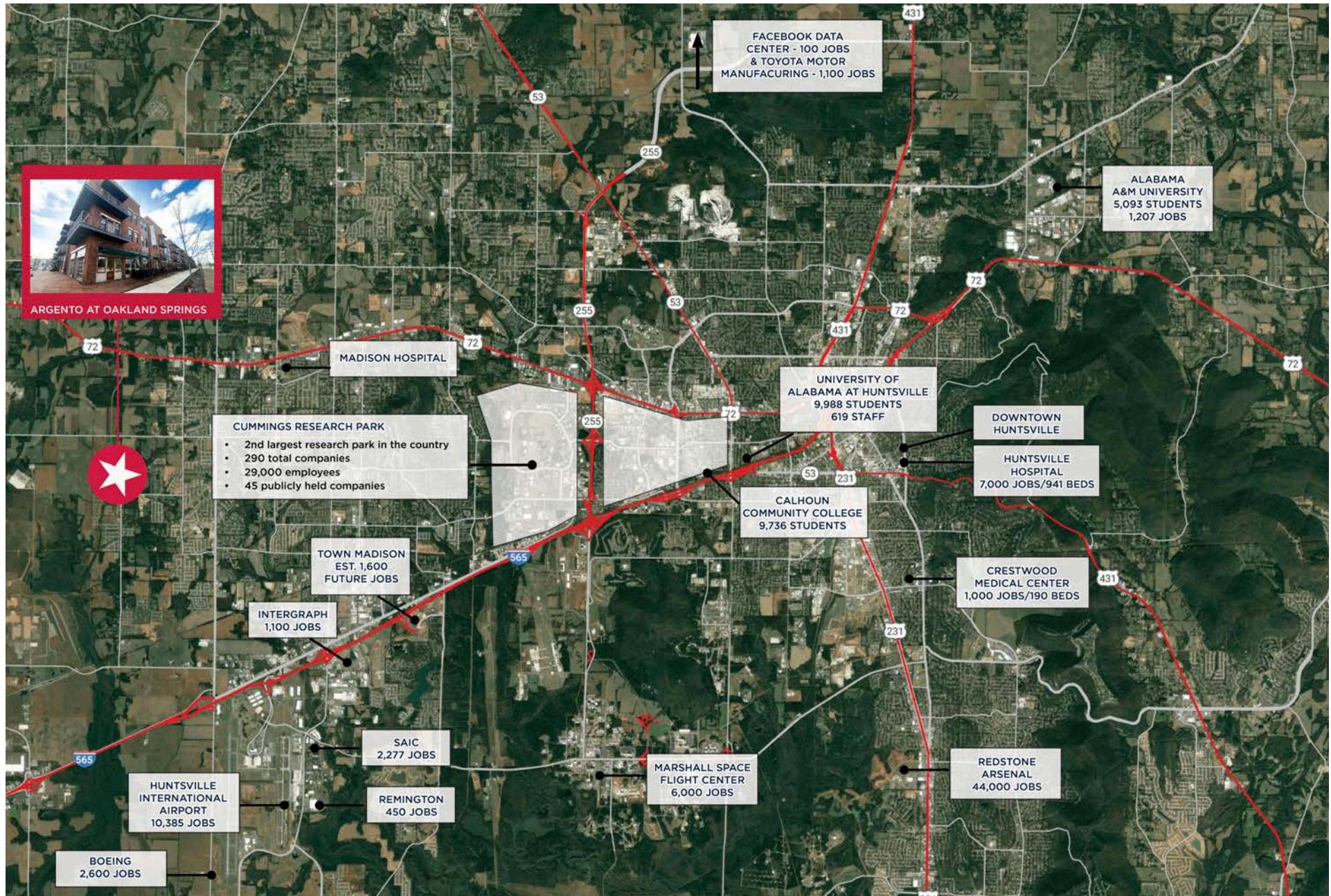
**SUITE 5A**  
2,876 SF



**SUITE 5A**

SC: 1/4" = 1'-0"

## Surrounding Job Market



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# Huntsville MSA Market Retail Aerial



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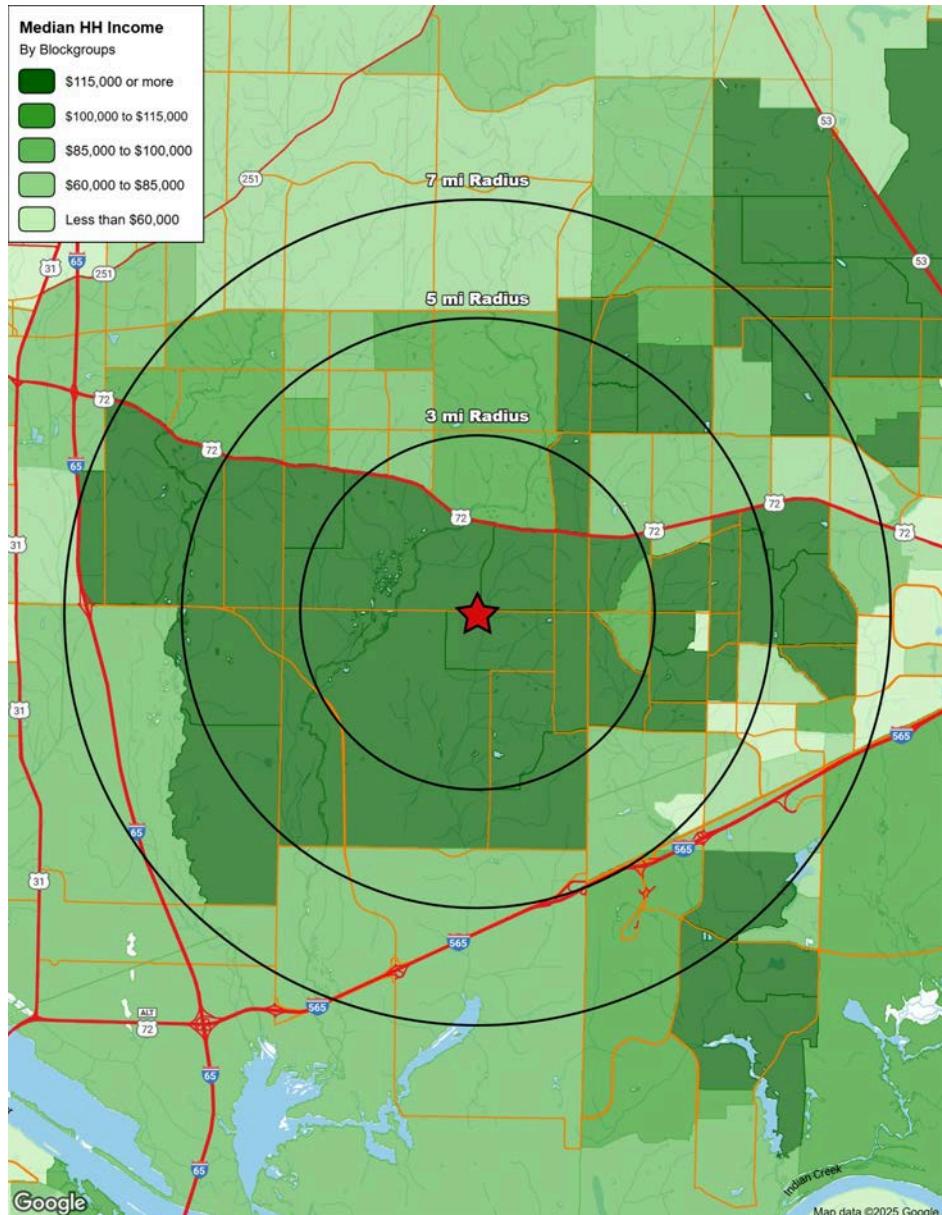
## MADISON, AL HIGHLIGHTS

- Madison is one of Alabama's fastest-growing cities, consistently ranking among the state's top expanding communities
- The city's population has increased approximately 14% since 2020, outpacing both state and national growth averages
- Major tech and aerospace industry expansion, particularly around Cummings Research Park and Redstone Arsenal, has driven significant job growth
- Toyota-Mazda manufacturing facility in nearby Huntsville has created spillover economic benefits for Madison
- The median household income in Madison is approximately 40% higher than the Alabama state average



- Housing development has surged, with numerous new subdivisions and mixed-use communities being built to accommodate population growth
- Town Madison, a 563-acre multi-use development along I-565, has become a major economic driver featuring retail, dining, and the Rocket City Trash Pandas baseball stadium
- The city has invested in infrastructure improvements, including road expansions and new school construction to support its growing population
- Madison City Schools consistently rank among the top public school systems in Alabama, attracting families to the area
- The healthcare sector has expanded with new medical facilities and specialty practices opening throughout the city

## Demographics



POPULATION

**129,964**



AVG HH INCOME

**\$66,468**



HOUSEHOLDS

**49,353**

\*10 Mile Radius

### DEMOGRAPHIC PROFILE

	3 MILE	5 MILE	7 MILE
POPULATION	26,001	78,455	129,964
HOUSEHOLDS	8,445	28,573	49,353
AVG HH INCOME	\$148,287	\$134,867	\$129,875
GROWTH	16.79%	13.14%	12.37%

\*Data derived from SiteWise Pro

Madison, Alabama has been growing rapidly, with a population increase of 32.5% since 2010. The city has become one of the wealthiest and fastest-growing cities in Alabama.