FOR LEASE



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Madison, AL



Description

- Clift Farm is a 550 acre mixed-use project in Madison, AL
- 60-80 acre commercial portion will include grocery, traditional retail, and main street/village retail, plus 300 multi –family apartment units.
- 470 + acres adjacent to commercial portion to be developed as residential neighborhoods with walking trails, parks and other amenities -2,750 residential units.
- Madison Hospital is 0.5 miles west on US Highway 72.
 Opened in 2012, this 4-story facility with emergency room is projected to double with the announcement of Toyota's West Huntsville facility.
- Superior access, frontage and development potential located in the Heart of the City of Madison.

Demographics	1Mile	5 Miles	10 Miles
Population	7,166	118,237	247,166
Households	2,085	47,201	100,967
Median HH Income	104,564	108,088	91,181
Employees	3,223	31,053	119,387

Year: 2024 - Source: Sites USA

Traffic Counts

US Highway 72, adjacent to Site	35,000 VPD
US Highway 72, East of Site	46,000 VPD
County Line Road, West of Site	18,000 VPD
Wall Triana Highway, South of Site	12,000 VPD

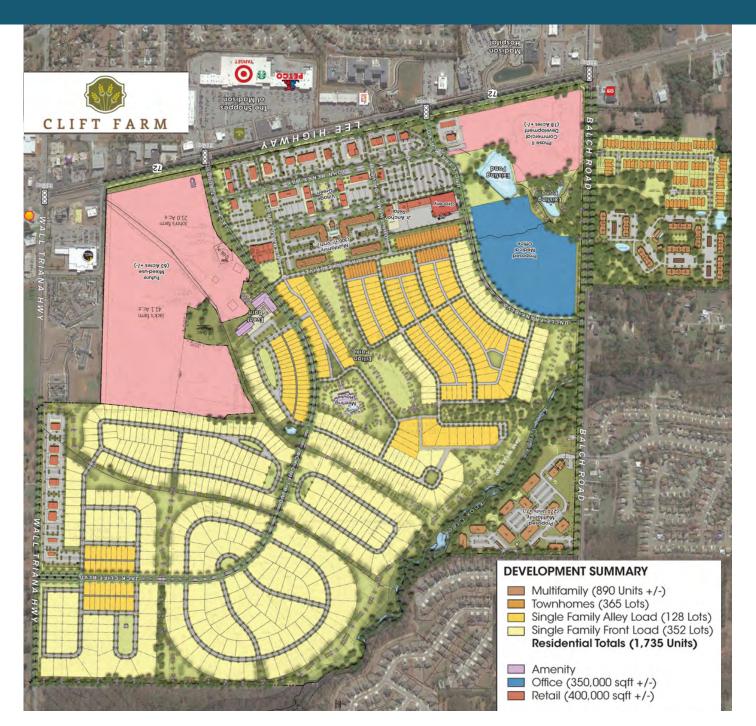






Clift Farm Madison, AL







SUITE	TENANT	SF
1	Publix	48,387
201	The Joint Chiropractic	1,300
202	The Snack Box	1,170
204	Marvelous Eyes	1,300
206	Super Cuts	1,002
208	Lush Nail Bar	2,000
210	Hollywood Feed	3,200
214	Hotworx	1,927
216	Taco Mama	2,250
	Total SF	62,536
	Occupancy	100%

AVAILABLE SPACE

Shop Space & Pad Site Available

Clift Farm Madison, AL

An Area of Growth

Clift Farm is located along US Highway 72 between Wall Triana Highway and Balch Road in the Heart of Madison.

Madison has become the fastest growing city in the state. In 30 years, its population has increased from 4,000 to more than 42,000 and it is still growing. Madison has a beautiful network of greenways and nature trails, as well as several recreation areas.

The growth of Madison has drawn the attention of more than 1,000 businesses now operating within its city limits. The expanding city is a destination for important work, relaxing lifestyle options and unlimited leisure. Close proximity to Research Park, Redstone Arsenal and Huntsville International Airport, Madison attracts bit business.

- Toyota Motor Corp and Mazda Motor Corp selected Huntsville MSA for a new joint assembly plant, investing \$1.6 billion and creating 4,000 direct new jobs and an additional 5,520 jobs with suppliers.
- BOCAR Group brings 300+ new jobs with a \$115 million investment.
- Aerojet Rocketdyne's Rocket Shop brings 800 new jobs.
 Blue Origin's \$200 million rocket engine factory brings
 400 high-paying jobs to 46 acres in Cummings Research Park.

