

FOR LEASE



CLIFT FARM

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LANGLEY PROPERTIES



Clift Farm

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

	1 Mile	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

Madison, AL

Athens - 9 Miles

The Alexandria
(324 Class A Units)

Firestone's

CALIBER.Walmart 

Madison Corners
FIREHOUSE SUBS
tropical CAFE



CLIFT FARM
Est. 1850

CLIFT FARM DEVELOPMENT
1,735 Residential Units, 400,000 SF of
Retail, 350,000 SF of office

MADISON HOSPITAL
(100 +/- Beds)



Publix®

The Station at Clift Farm (315 Class A Units)



JIM 'N NICK'S
BAR-B-Q
JONATHAN'S

The Shoppes of Madison

U.S. 72 - 35,000+/- VPD




PHIL SANDOVAL'S

Panera

 **SLIM CHICKENS**
Subject Property

National Bank
of Commerce

FIRST WATCH CHASE 

Clift Farm

Madison, AL



Pad Site Available



Clift Farm

Madison, AL



Clift Farm

Madison, AL



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 big 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.



Image: Toyota-Mazda



Image: Aerojet Rocketdyne



Image: Governor's Office, Hal Yeager