



RETAIL PROPERTY FOR LEASE

MADISON STREET STATION

612 Madison St, Shelbyville, TN 37160

KEVIN TRUJILLO

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**Baker Storey McDonald
Properties**

MADISON STREET STATION

612 Madison St, Shelbyville, TN 37160



PROPERTY DESCRIPTION

Madison Street Station is positioned along Shelbyville's main commercial corridor, offering excellent visibility and convenient access. The center sits in a high-traffic retail node surrounded by established national and regional tenants, serving as a key shopping destination for the Bedford County trade area.

PROPERTY HIGHLIGHTS

- Multiple spaces available within Madison Street Station
- Anchored by Roses with strong daily traffic along Madison Street (14,301 VPD)
- Freestanding PAD building available for Lease
- Convenient access with ample parking for customers and employees

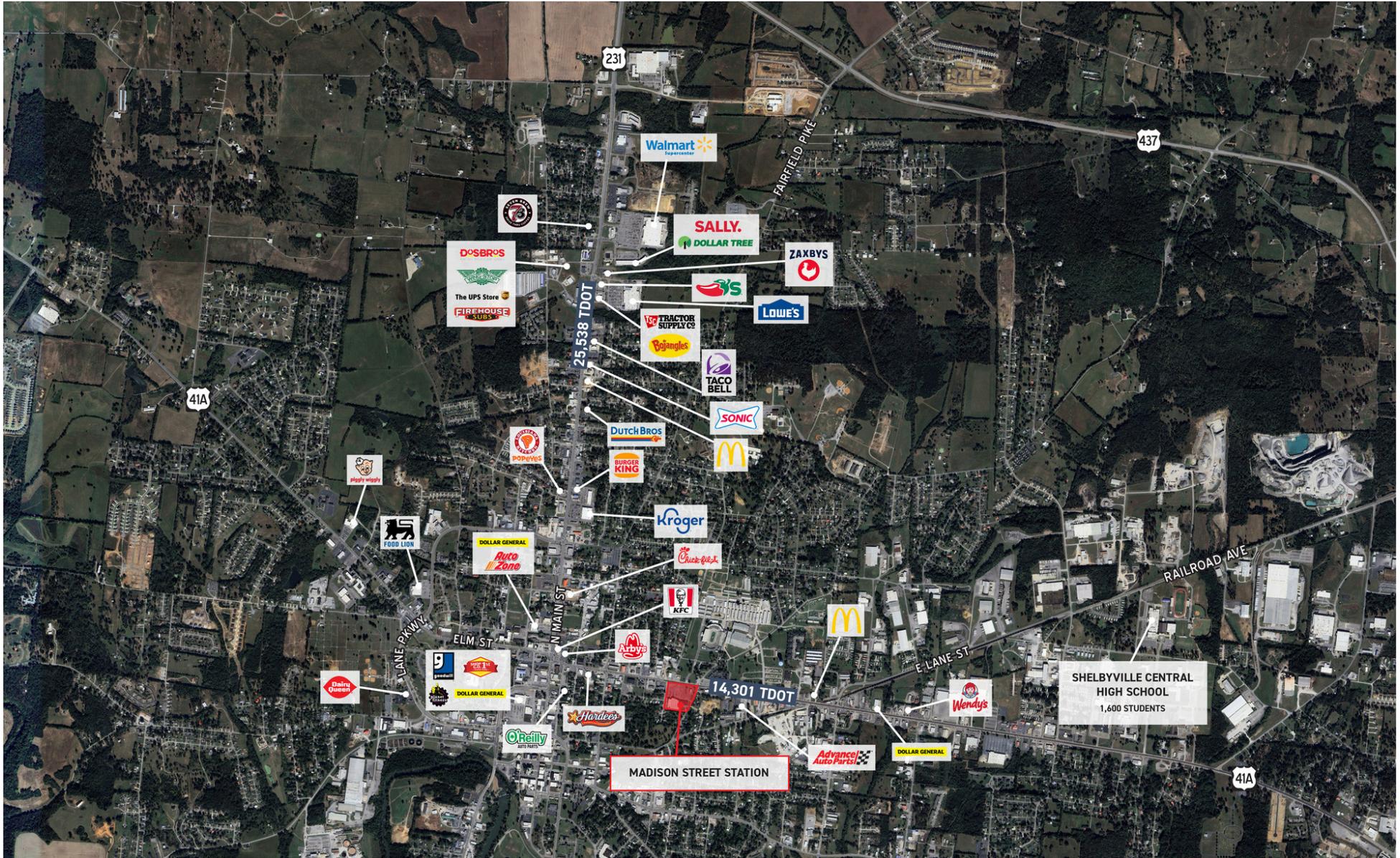


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LEGEND

Available

Available Soon

Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
510A-STO	Rose's	38,446 SF	NNN	-	-
510A-01	Available	4,800 SF	NNN	Negotiable	-
510A-02	Available Soon	1,600 SF	NNN	Negotiable	-
510A-03	H & R Block Eastern Enterprises	1,600 SF	NNN	-	-
510A-04	Available	8,000 SF	NNN	Negotiable	-
510A-08	Alfonso's Mexican Restaurant, Inc.	2,320 SF	NNN	-	-
Outparcel	Available	2,173 SF	NNN	Negotiable	-

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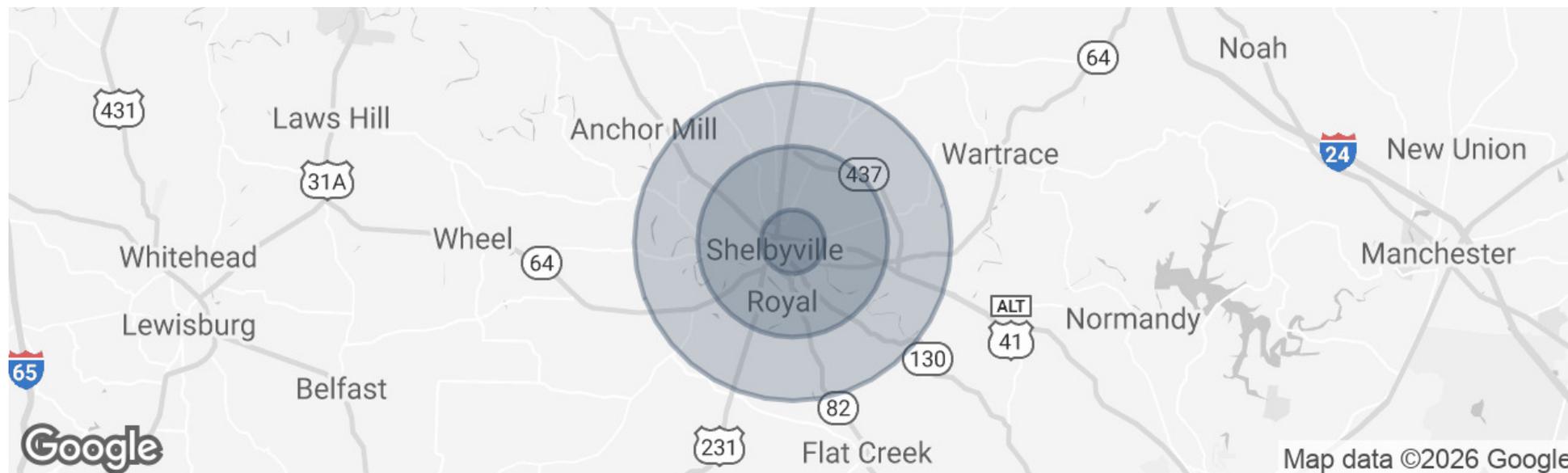
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MADISON STREET STATION

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,496	26,092	30,431
Average Age	36	37	38
Average Age (Male)	35	36	36
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,043	9,356	10,978
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$67,010	\$73,211	\$75,501
Average House Value	\$235,503	\$268,271	\$275,663

Demographics data derived from AlphaMap

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