

Highway Commercial

5 Acre Fenced Laydown Yard

Rate Negotiable - Short Term Options Available

30234 US-72,
Madison, AL 35756
www.cbre.com/birminghamal

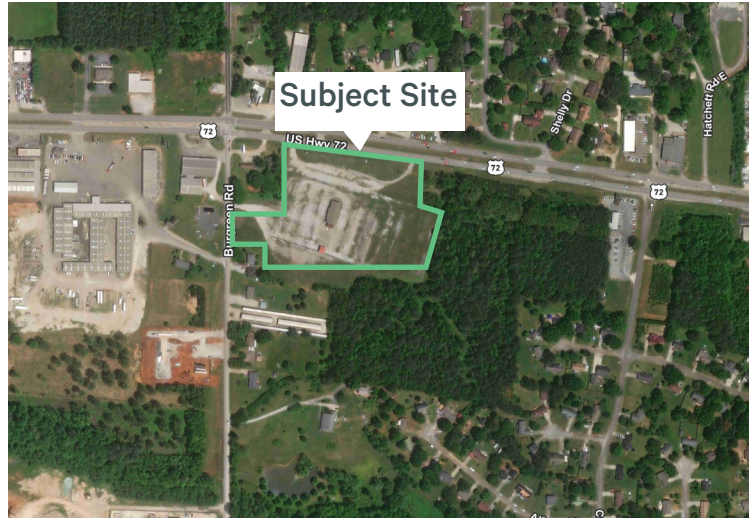
Major Visibility with Highway 72 Exposure



Property Features

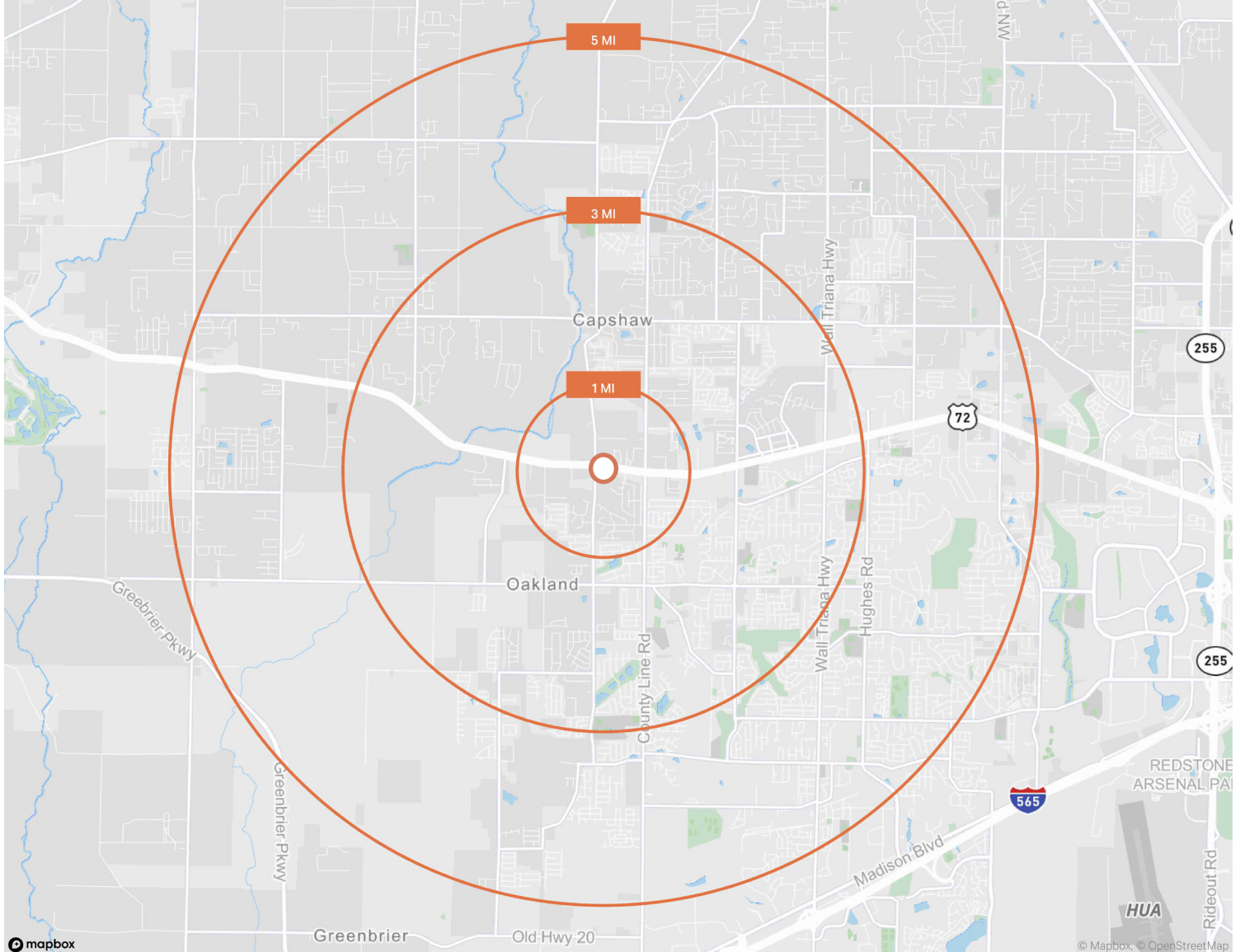
- + 10+/- Acre Total Site
- + 5,000+/- SF Building
 - 4 Drive-in Doors
- + Former Automotive Auction Site
- + Multiple Access Points via Hwy 72 and Burgreen Rd
- + Highway 72 Frontage (23K+ VPD)
- + Fenced and Lighting Available
- + Ideal Uses: Dealership, Automotive, Market, Trade Shop, Building Supplies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

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