



FOR LEASE

Ridgeside Station

7616 & 7626 Hwy 72 West
Madison, AL 35758



Accelerating success.

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Opportunity

Ridgeside Station presents a high-visibility retail opportunity along heavily traveled Highway 72 in Madison, Alabama. Prominent positioning in a strong retail corridor places Ridgeside Station adjacent to national and regional traffic drivers, including Kohl's, Academy Sports, TJ Maxx, Aldi, Home Depot & Hobby Lobby. Established co-tenancy featuring Metro Diner, Sweet Charlie's, Sleep Number, MOD Pizza, and uBreakiFix supports consistent daily traffic and strong consumer draw.

Two-building configuration totaling 13,846 SF offers convenient customer access, including parking at both front and rear. Highway frontage ensures exceptional visibility and accessibility for retail, service, or restaurant users seeking presence in a rapidly growing Madison trade area.

Demographics

	1-MI	3-MI	5-MI
Population	4,614	54,680	125,896
No. of Households	1,797	22,573	51,951
Average HH Income	\$139,189	\$131,808	\$127,617
Median HH Income	\$113,451	\$107,970	\$104,850
No. of Employees	2,987	13,934	52,643

Property Overview

Address	7616 & 7626 Hwy 72 West, Madison, AL 35758	
Building Area	13,846 SF in Two Buildings	
Available	2,455 SF - 3,145 SF	Bldg 7616, Suite 103 <i>Endcap location</i>
	1,214 SF	Bldg 7626, Suite 102
Lease Rate	\$37.00 per SF, NNN	
Location	Hwy 72 W, with two entry points from the shared Kohl's entrance	
Visibility	Ridgeside Station has great visibiliy from Hwy 72	
Zoning	C-4, Highway Business District (Huntsville City zoning)	
Parking	Parking available in both front and rear of the property	
Traffic Count	45,025 VPD	

Highlights

- Rare endcap space available
- 2,455 SF, plus additional 690 SF if needed
- High income demographic area
- Huntsville City zoning



Retail Neighbors

- Kohl's
- TJ Maxx
- Academy Sports + Outdoors
- Aldi
- Hobby Lobby



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