



**OFFICE SPACE**

**FOR LEASE**

**CALL FOR PRICING**

# West Dublin Office Center

3776 Sullivan Street | Madison, AL 35758

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## Property Description

West Dublin Office Center is located off of Madison Boulevard providing easy access to I-565. This listing is zoned City of Madison, B3 - General Business District. Both available suites are located on the 2nd floor. The parking ratio for this property is 4.43 per 1,000 sf.

## Offering Summary

Building Size:	14,984 SF
Lot Size:	0.811 Acres
County:	Madison
Zoning:	B3 - General Business District

Spaces	Building Size:	Space Size
Suite E	Negotiable	913 SF
Suite G	Negotiable	1,504 SF

**Ryan Renaud**  
Agent  
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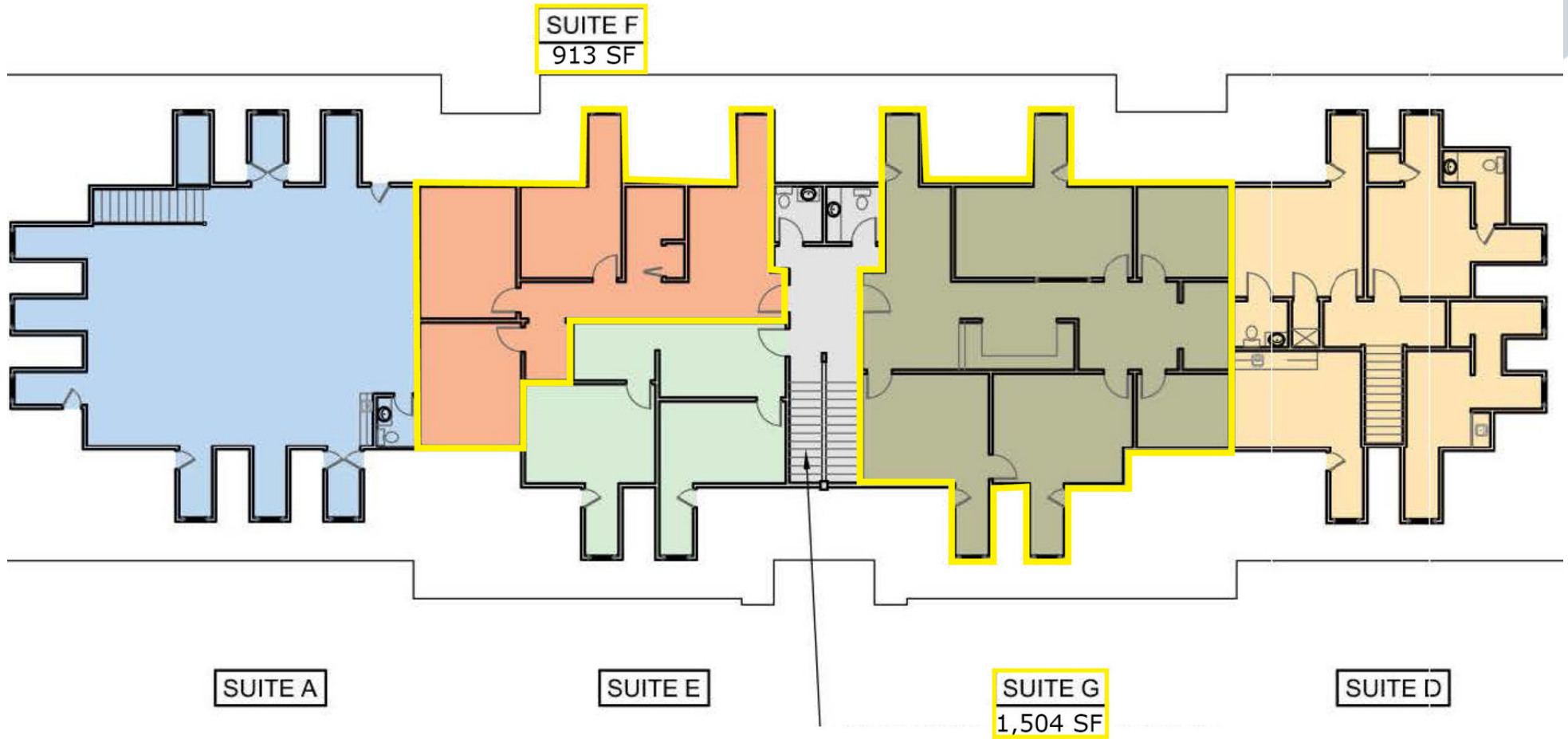


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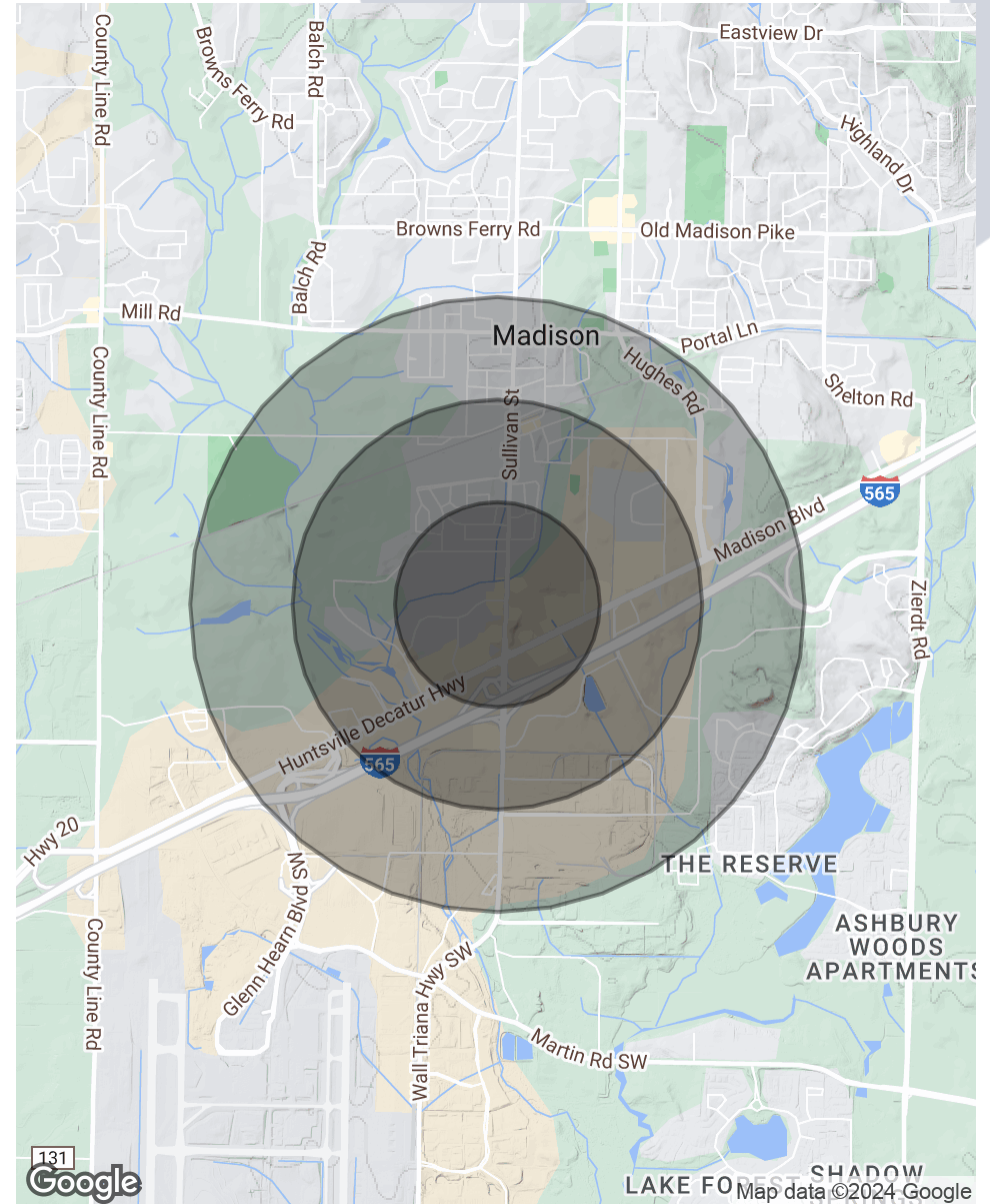
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,546	3,818	7,670
Average Age	36.1	38.4	38.7
Average Age (Male)	32.8	33.6	33.4
Average Age (Female)	37.6	41.2	42.4

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,013	2,189	3,978
# of Persons per HH	1.5	1.7	1.9
Average HH Income	\$57,053	\$71,286	\$80,564
Average House Value	\$152,701	\$189,729	\$213,510

\* Demographic data derived from 2020 ACS - US Census



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