

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

	1Mile	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

Clift Farm

Madison, AL

Trade Area OVERVIEW



Clift Farm

Madison, AL



Pad Site Available



Clift Farm

Madison, AL



Clift Farm

Madison, AL



BRELAND HOMES

Pad Site Available

Pad Site Available

Hollywood Feed

TACO MAMA

NORTH ALABAMA VETERINARY ER + SPECIALTY

Push Nail Bar

HOTWORX

Clift Farm

Madison, AL



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SUITE	TENANT	SF
1	Publix	48,387
2	The Joint Chiropractic	1,300
3	Papa Murphy's	1,170
4	Marvelous Eyes	1,300
5	Super Cuts	1,002
6	Lush Nail Bar	2,000
7	Hollywood Feed	3,200
8	Hotworx	1,927
9	Taco Mama	2,250
Total SF		62,536
Occupancy		100%

AVAILABLE SPACE

Shop Space & Pad Site Available

Highway 72 / Lee Highway - 43,000 VPD

Clift Farm

Madison, AL

419 John Henry Way Madison, AL 35757	1 mi radius	5 mi radius	10 mi radius	25 mi radius
Population				
2023 Estimated Population	7,166	118,237	247,166	637,643
2028 Projected Population	8,984	138,096	277,285	702,445
2020 Census Population	5,025	109,502	232,683	611,576
2010 Census Population	3,538	84,683	192,224	533,102
Projected Annual Growth 2023 to 2028	5.1%	3.4%	2.4%	2.0%
Historical Annual Growth 2010 to 2023	7.9%	3.0%	2.2%	1.5%
2023 Median Age	37.7	37.4	36.9	39.6
Households				
2023 Estimated Households	2,805	47,201	100,967	261,038
2028 Projected Households	3,590	55,577	113,974	287,441
2020 Census Households	1,896	42,300	92,753	245,366
2010 Census Households	1,300	32,252	75,498	211,952
Projected Annual Growth 2023 to 2028	5.6%	3.5%	2.6%	2.0%
Historical Annual Growth 2010 to 2023	8.9%	3.6%	2.6%	1.8%
Race and Ethnicity				
2023 Estimated White	64.6%	65.5%	56.7%	68.1%
2023 Estimated Black or African American	23.7%	23.0%	30.8%	20.9%
2023 Estimated Asian or Pacific Islander	5.4%	5.1%	5.0%	3.3%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%	0.5%
2023 Estimated Other Races	5.9%	6.0%	7.1%	7.3%
2023 Estimated Hispanic	4.6%	4.9%	6.5%	6.5%
Income				
2023 Estimated Average Household Income	\$116,875	\$125,933	\$104,830	\$106,444
2023 Estimated Median Household Income	\$104,564	\$108,088	\$91,181	\$85,700
2023 Estimated Per Capita Income	\$45,884	\$50,499	\$43,061	\$43,774
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.7%	2.5%	3.3%
2023 Estimated Some High School (Grade Level 9 to 11)	2.0%	4.1%	5.8%	6.3%
2023 Estimated High School Graduate	15.3%	14.5%	18.5%	23.3%
2023 Estimated Some College	17.5%	17.2%	19.1%	19.8%
2023 Estimated Associates Degree Only	9.5%	7.6%	8.0%	8.1%
2023 Estimated Bachelors Degree Only	30.9%	31.7%	27.1%	23.7%
2023 Estimated Graduate Degree	23.2%	23.2%	19.0%	15.4%
Business				
2023 Estimated Total Businesses	262	3,089	8,773	21,521
2023 Estimated Total Employees	3,223	31,053	119,387	250,768
2023 Estimated Employee Population per Business	12.3	10.1	13.6	11.7
2023 Estimated Residential Population per Business	27.4	38.3	28.2	29.6

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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 bit 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