



**OFFICE SUITE FOR LEASE**

# **BEAUTIFUL OFFICE SPACE IN THE HEART OF MADISON**

401 Hughes Road, Madison, AL 35758



**DEAN**  
Commercial Real Estate

2101 Clinton Avenue Suite 501  
Huntsville, AL 35805  
[deancre.com](http://deancre.com)

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EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	0.91 Acres
Year Built:	1988
Building Size:	9,775 SF
Zoning:	B2
Market:	Madison
Submarket:	Huntsville MSA
Traffic Count:	20,000

### PROPERTY OVERVIEW

This office suite was recently built out and features reception area, 3 offices, conference room, kitchen, restroom & storage/IT room. The furniture is available for purchase.

### LOCATION OVERVIEW

This property is ideally located on Hughes Road in the heart of Madison with excellent visibility and two curb cuts into the property.

Located just 10 miles west of Huntsville, Alabama, Madison is known for its highly-educated occupants and high-tech companies. Currently, over 1000 businesses call Madison home, enjoying a low cost of business with educated professionals and a hardworking labor force. Thanks to having a highly-educated workforce and growing companies demanding quality employees, over 58% of all households in the City of Madison have an income greater than \$75,000, with a city-wide average of \$107,330.



PRESENTED BY:

**TERRI DEAN, CCIM**  
256.975.4716  
terri@deancre.com

There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.



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ADDITIONAL PHOTOS



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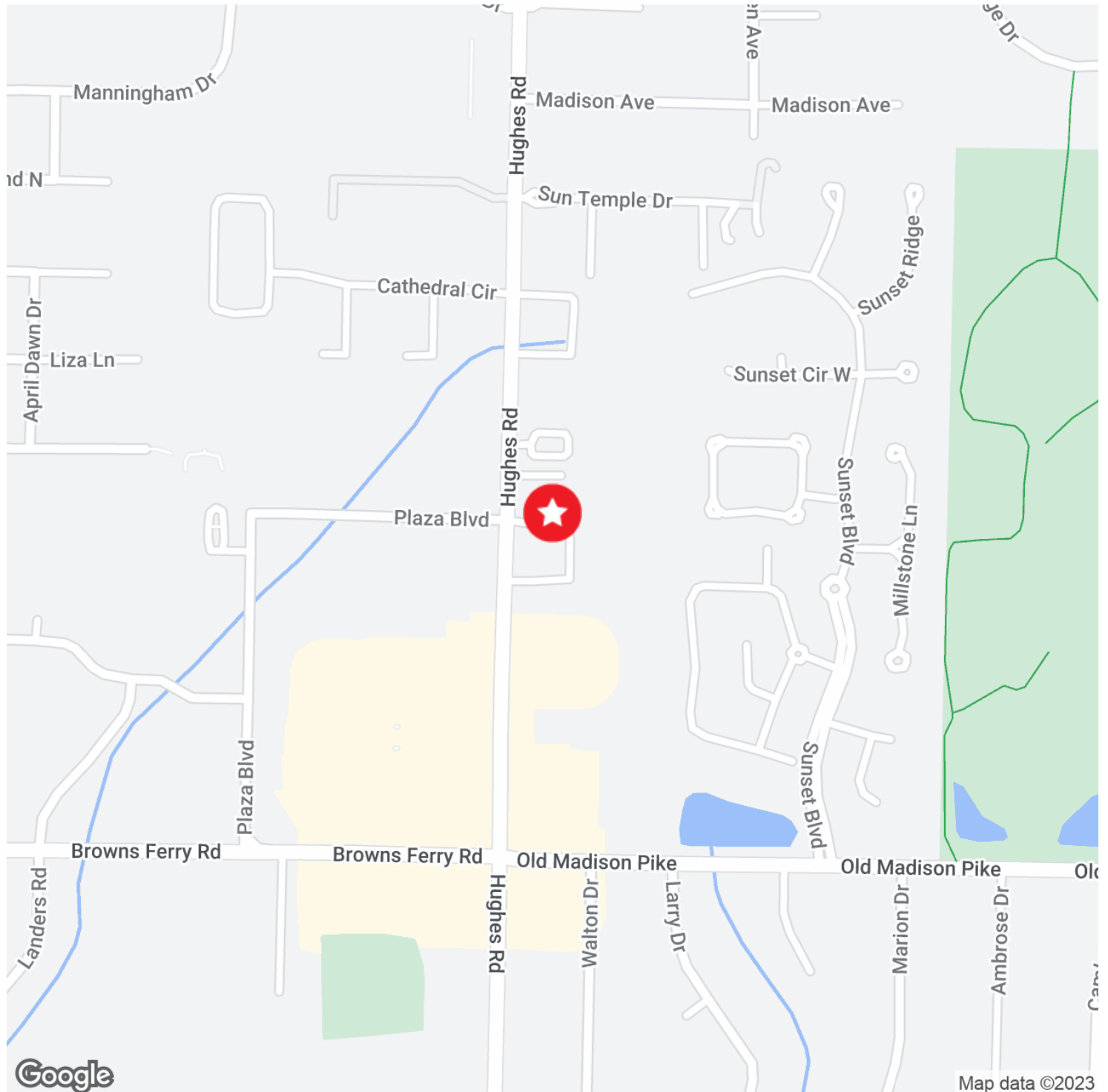
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LOCATION MAPS



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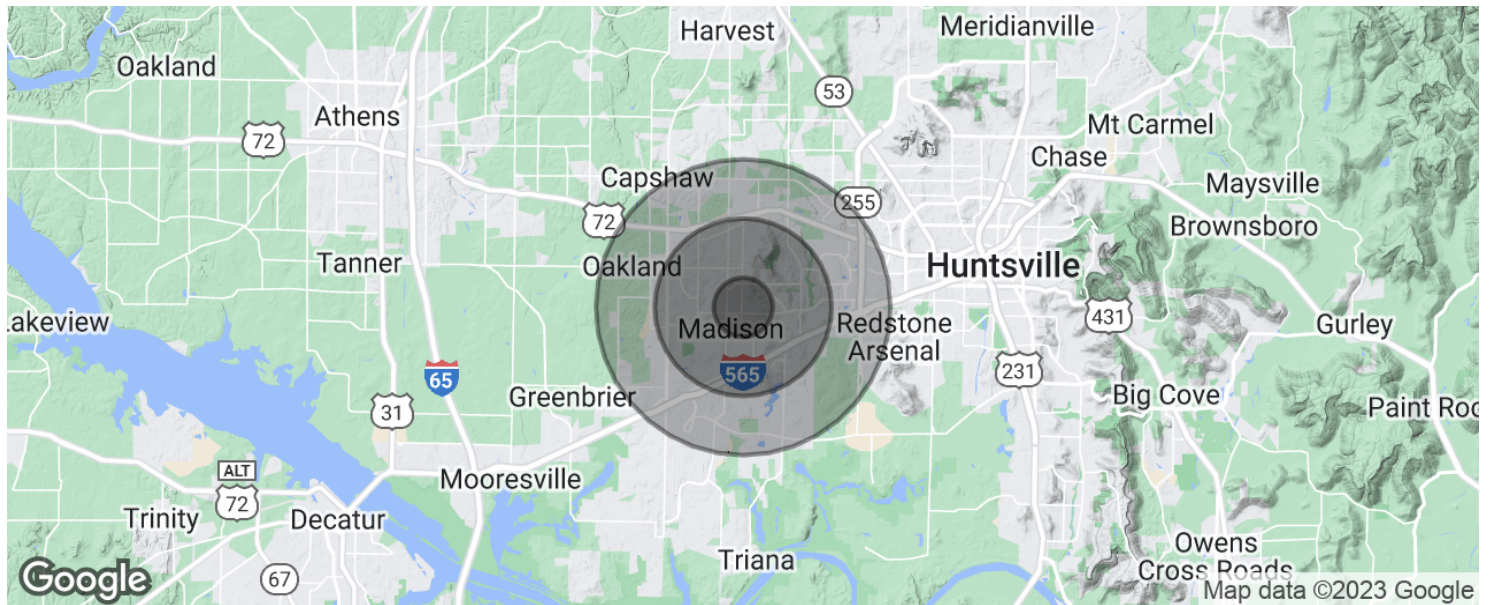
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,048	40,200	63,933
Median age	37.3	36.7	35.6
Median age (Male)	34.5	35.5	34.5
Median age (Female)	39.0	37.3	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,395	15,204	24,740
# of persons per HH	2.5	2.6	2.6
Average HH income	\$90,561	\$97,802	\$90,905
Average house value	\$216,085	\$268,445	\$260,061

\* Demographic data derived from 2020 ACS - US Census



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BIOGRAPHY 1

### **TERRI DEAN, CCIM**

Broker/Owner



2101 Clinton Avenue, Suite 501  
Huntsville, AL 35805

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AL #68080

### **PROFESSIONAL BACKGROUND**

Terri Dean is the Broker/Owner of Dean Commercial Real Estate, specializing in the sale and leasing of office/medical office properties as well as retail properties. She also specializes in hospitality and senior living facilities as well.

Terri's 17-year real estate career started out owning a residential company with her father, progressed to being a Qualifying Broker and running a nine-person office, to her current status of owning her own company.

The advantage of having been a licensed Administrator for Senior Living communities in Tennessee and Alabama gives her an extensive knowledge of this unique sector as well as a firm understanding of financial statements. Having grown up around the medical field where her father was a hospital administrator, Terri is comfortable with all aspects of the medical business world as well.

Dean Commercial Real Estate was founded on the principles of honesty and integrity as well as customer service. Terri believes in hard work and dedication to principles and is passionate about delivering top notch service.

### **EDUCATION**

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

### **MEMBERSHIPS & AFFILIATIONS**

Alabama CCIM Chapter  
Enable Madison County - Immediate Past President of the Board of Directors  
Better Business Bureau of North Alabama Board of Directors  
Madison Chamber of Commerce  
Huntsville/Madison County Chamber of Commerce

National Society Daughters of the American Revolution  
National Society United States Daughters of 1812



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