

9059 MADISON BLVD, MADISON, AL 35758

MADISON BUSINESS CENTER



OFFICE BUILDING FOR LEASE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2000
Lease Rate:	\$7.50
Lot Size:	2.756 Acres
Year Built:	1985
Building Size:	26,000 SF
Zoning:	B3
Traffic Count:	27,700

PROPERTY OVERVIEW

The only space available in this center has a large front area, 2 restrooms, kitchen area, office, storage and about 1000 SF in the back for warehouse/storage. NN Expenses are currently \$1.08/SF.

LOCATION OVERVIEW

This property is located just off I-565 on Madison Blvd and is convenient to Huntsville, Madison or Decatur. It has excellent visibility and good parking.



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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AVAILABLE SPACES

LEASE TYPE | - TOTAL SPACE | Fully Leased LEASE TERM | Negotiable LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9059 Madison Blvd	-	2,000 SF	Modified Net	\$7.32 SF/yr	-



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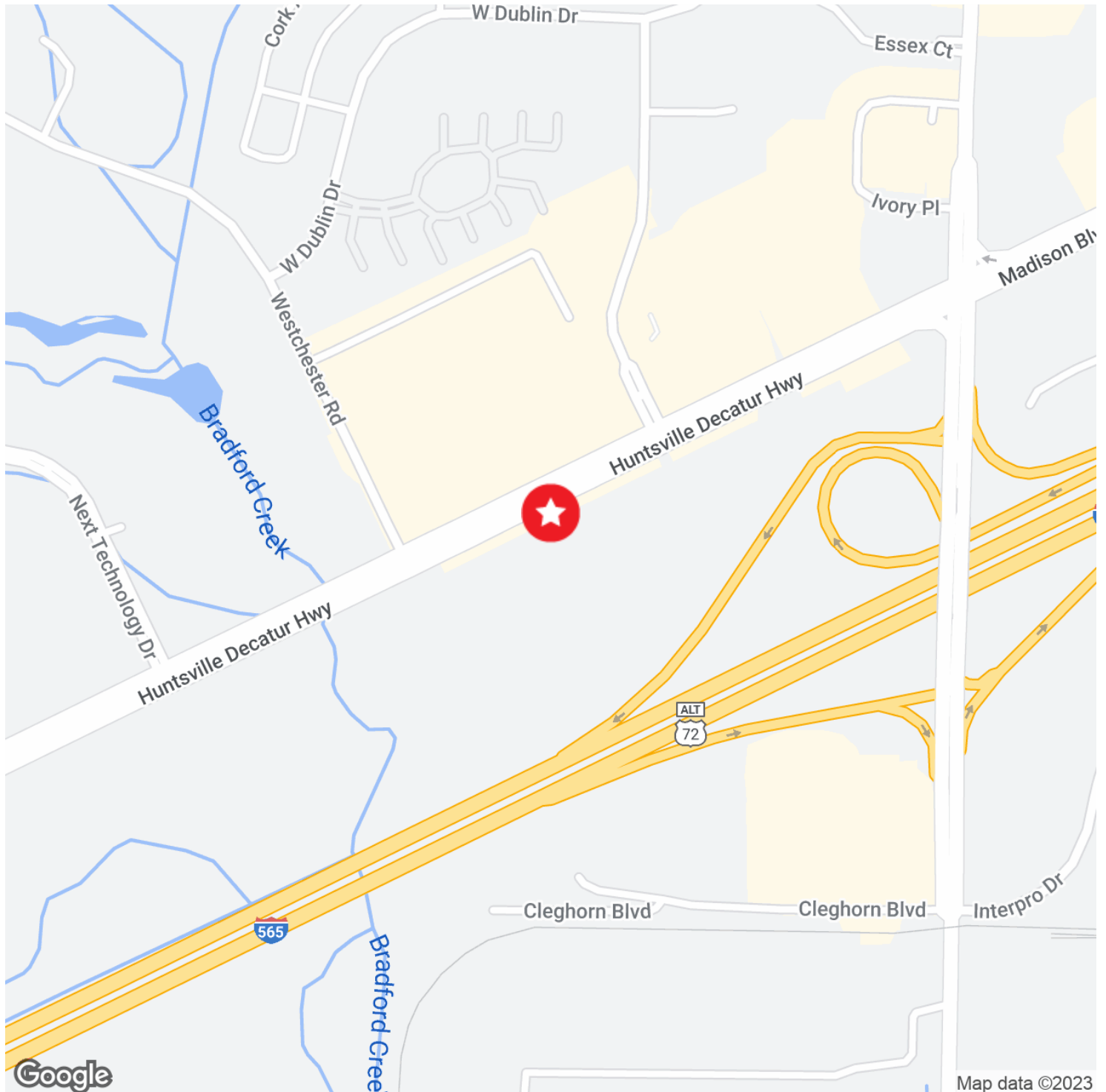
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LOCATION MAPS



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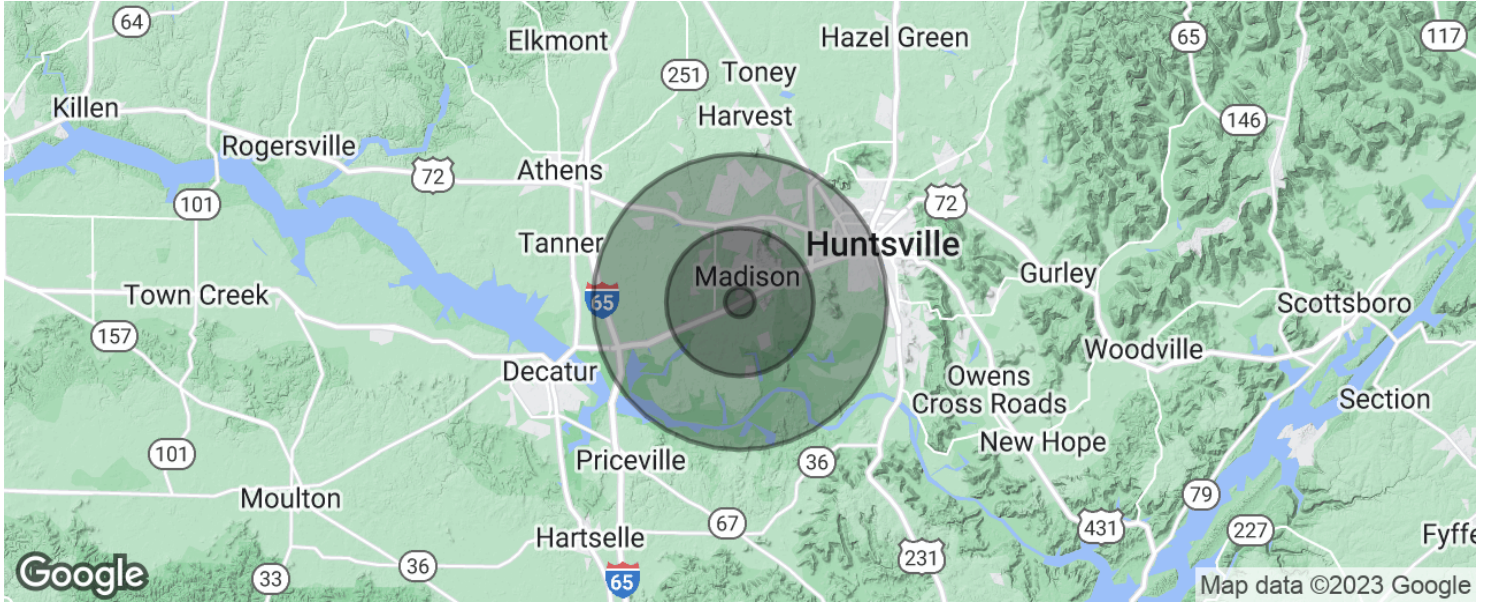
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

5 MILES

10 MILES

Total population	1,899	46,829	134,014
Median age	33.2	36.1	34.7
Median age (Male)	32.6	34.9	34.1
Median age (Female)	33.5	36.6	34.9

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	864	18,129	52,103
# of persons per HH	2.2	2.6	2.6
Average HH income	\$67,804	\$92,286	\$79,696
Average house value	\$211,980	\$251,950	\$240,114

* 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

T 256.975.4716
terri@deancre.com
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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