



RETAIL PROPERTY FOR LEASE

STARGATE CENTER

525 Hughes Road, Madison, AL 35758



DEAN
Commercial Real Estate

2101 Clinton Avenue Suite 501
Huntsville, AL 35805
deancre.com

525 HUGHES ROAD, MADISON, AL 35758

STARGATE CENTER



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

Lease Rate: 17.50 SF/yr (NNN)

Lot Size: 0.93 Acres

Year Built: 2014

Building Size: 8,800 SF

Zoning: B2

Market: Huntsville MSA

Submarket: Central Madison

Traffic Count: 18,500

PROPERTY OVERVIEW

These are raw spaces ready for buildout with a negotiable TI allowance. NNN expenses are currently \$3.25/SF.

LOCATION OVERVIEW

This property is ideally located on Hughes Road in the heart of Madison with excellent visibility and signage options.

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 55% of all households in the City of Madison have an income greater than \$75,000, with a city-wide average of \$106,808.



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.

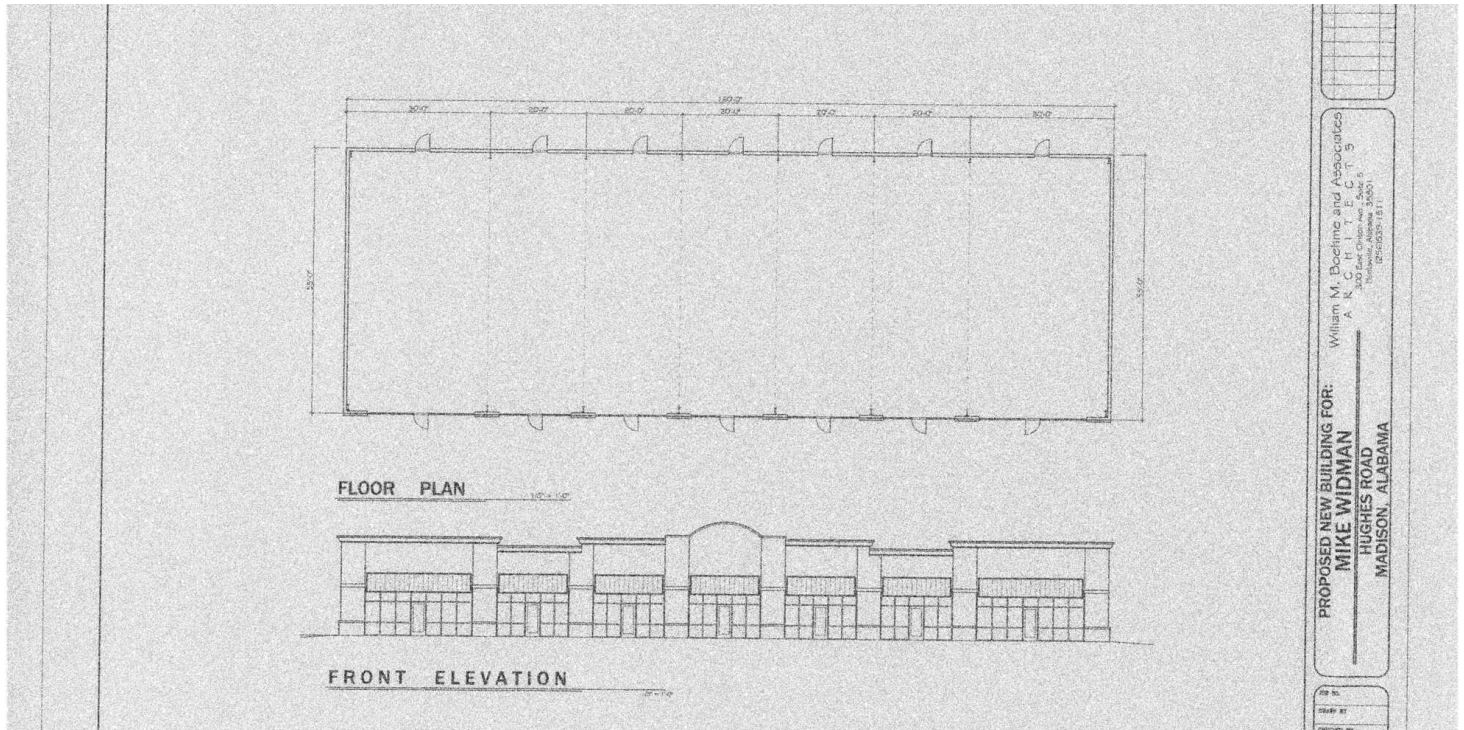
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ADDITIONAL PHOTOS



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AVAILABLE SPACES

LEASE TYPE | NNN TOTAL SPACE | 3150 LEASE TERM | Negotiable LEASE RATE | \$17.50/SF



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	-	1,100 SF	NNN	\$17.50 SF/yr	-
Suite C	-	1,100 SF	NNN	\$17.50 SF/yr	-
Suite D	-	950 SF	NNN	\$17.50 SF/yr	-



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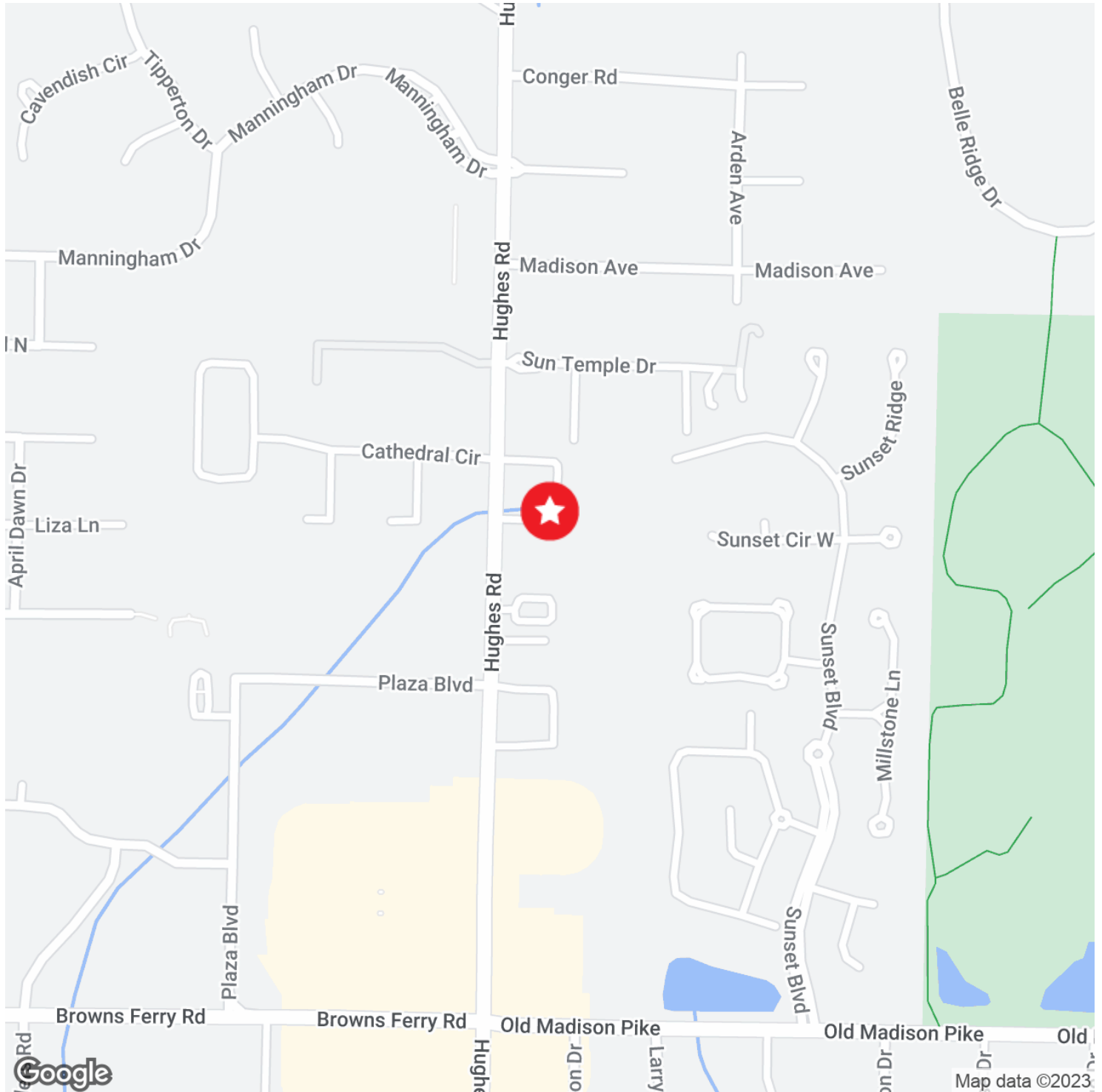
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LOCATION MAPS



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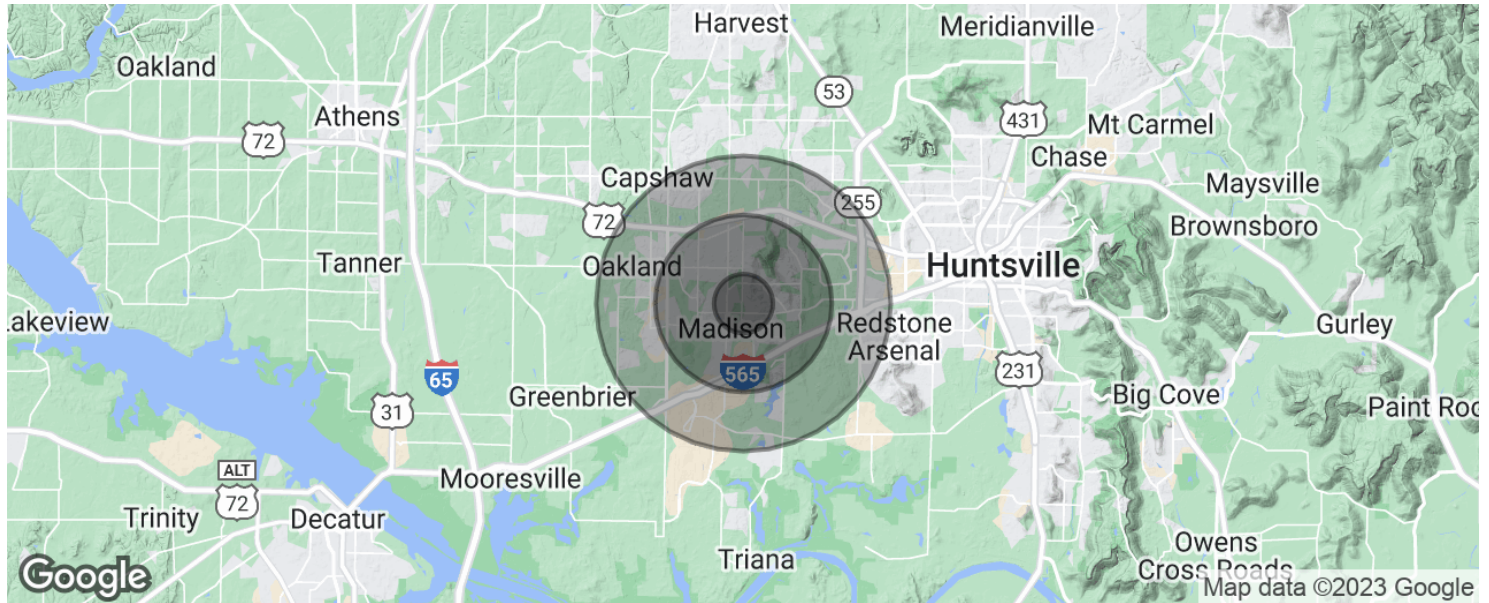
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total population	6,122	40,791	65,341
Median age	37.7	36.8	35.5
Median age (Male)	34.8	35.6	34.5
Median age (Female)	39.3	37.4	36.2

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,393	15,390	25,283
# of persons per HH	2.6	2.7	2.6
Average HH income	\$93,493	\$98,416	\$90,735
Average house value	\$224,395	\$269,525	\$259,288

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



TERRI DEAN, CCIM

Broker/Owner

terri@deancre.com
Direct: 256.975.4716

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

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

DEAN COMMERCIAL REAL ESTATE



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