



**OFFICE BUILDING FOR LEASE**

# **PROFESSIONAL OFFICE SPACE IN MADISON**

120 W. Dublin Drive, Madison, AL 35758



**DEAN**  
Commercial Real Estate

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



120 W. DUBLIN DRIVE, MADISON, AL 35758

# PROFESSIONAL OFFICE SPACE IN MADISON



OFFICE BUILDING FOR LEASE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Year Built: 2005

Building Size: 15,000 SF

Zoning: B3

Market: Madison

Submarket: Huntsville MSA

## PROPERTY OVERVIEW

This professional office building has first floor spaces left. New flooring and new paint. It can be one large space or divided into two spaces. Utilities are the responsibility of tenant and NNN charges are \$3.00.

## LOCATION OVERVIEW

This building is centrally located in Madison just off Wall Triana and Hwy 20. It has easy access to I-565.

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](mailto: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.

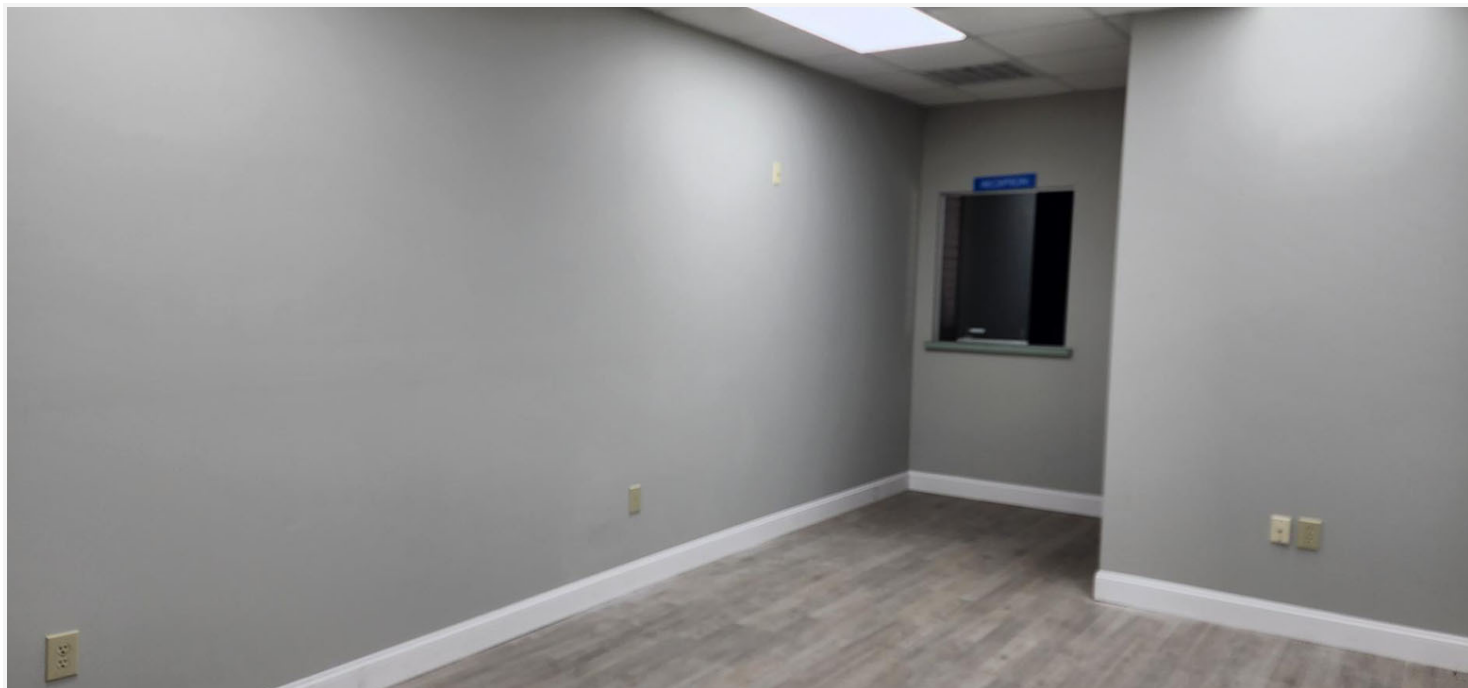
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ADDITIONAL PHOTOS



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AVAILABLE SPACES

**Lease Rate:** NEGOTIABLE

**Total Space**

**Lease Type:**

**Lease Term:** 3 years +

| SPACE     | SPACE USE | LEASE RATE    | LEASE TYPE | SIZE (SF) | TERM       | COMMENTS   |
|-----------|-----------|---------------|------------|-----------|------------|--|
| Suite 104 | Medical   | \$17.00 SF/YR | NNN        | 700 SF    | Negotiable | NNN Charges are \$3.00. Utilities are responsibility of tenant.<br>Space is ready for immediate move in. |
| Suite 105 | Medical   | \$17.00 SF/YR | NNN        | 1,389 SF  | Negotiable | NNN Charges are \$3.00. Utilities are responsibility of tenant.<br>Space is ready for immediate move in. |



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Back

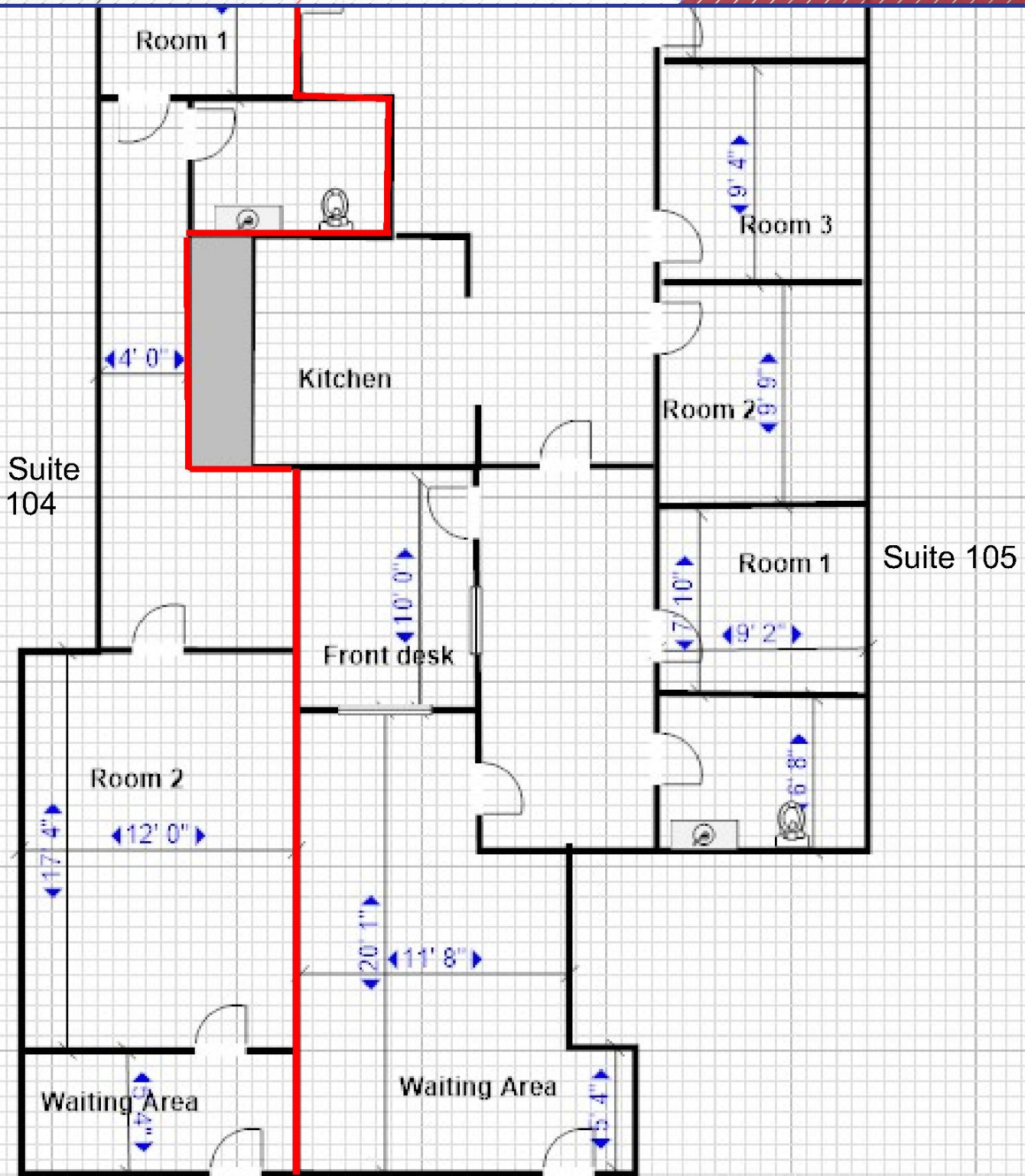
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# PROFESSIONAL OFFICE SPACE IN MADISON



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FLOOR PLAN



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# PROFESSIONAL OFFICE SPACE IN MADISON



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LOCATION MAPS



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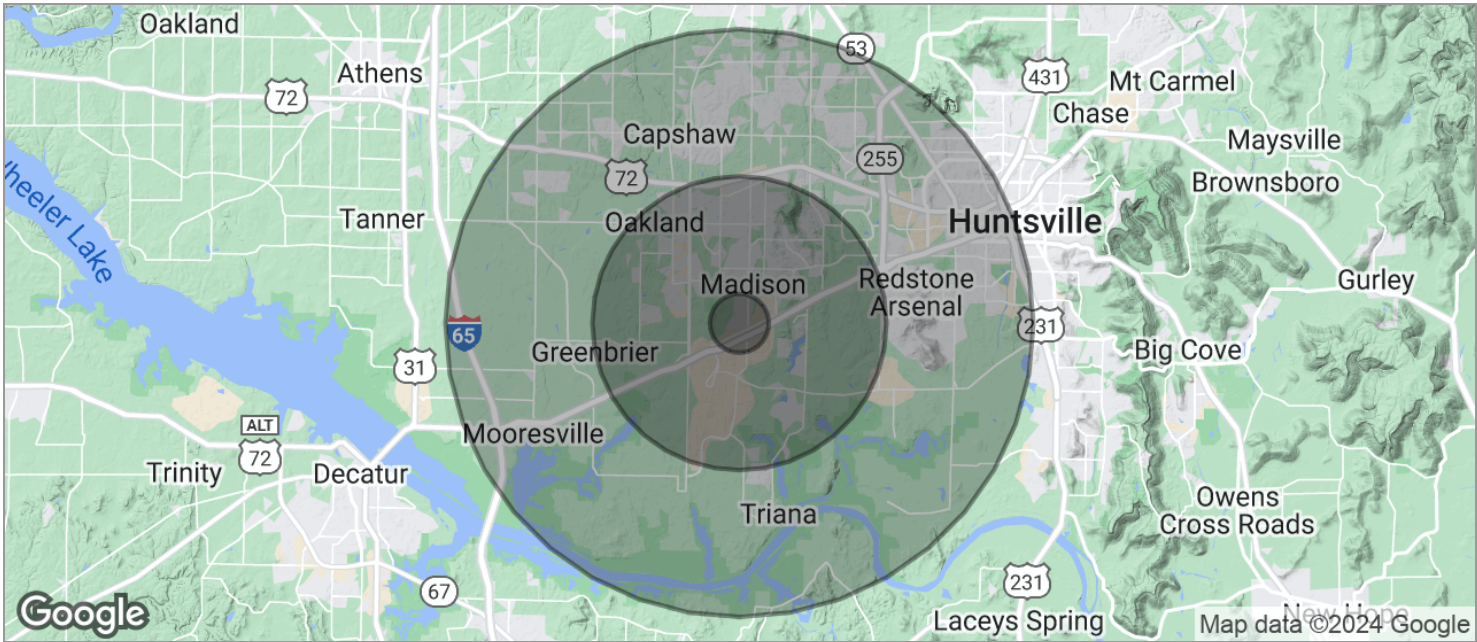


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# PROFESSIONAL OFFICE SPACE IN MADISON

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DEMOGRAPHICS MAP



| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 2,556     | 50,261    | 140,618   |
| MEDIAN AGE          | 33.0      | 36.1      | 34.7      |
| MEDIAN AGE (MALE)   | 32.3      | 35.1      | 34.2      |
| MEDIAN AGE (FEMALE) | 33.4      | 36.6      | 34.9      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| TOTAL HOUSEHOLDS    | 1,170     | 19,249    | 54,546    |
| # OF PERSONS PER HH | 2.2       | 2.6       | 2.6       |
| AVERAGE HH INCOME   | \$65,397  | \$94,205  | \$78,968  |
| AVERAGE HOUSE VALUE | \$204,798 | \$257,864 | \$236,303 |

\* Demographic data derived from 2020 ACS - US Census



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# PROFESSIONAL OFFICE SPACE IN MADISON



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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



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