



For Lease

Prime Office or Retail Space

Near Madison Hospital

Madison Corners

1075 Balch Road, Madison, Alabama 35758

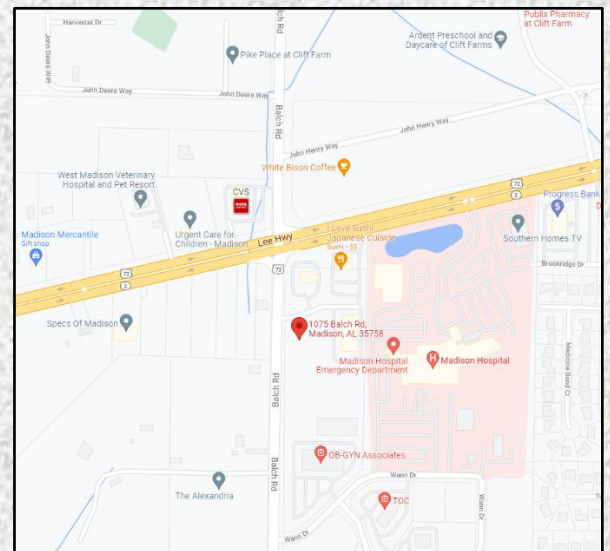
Property Highlights

- Great Opportunity to have a Madison location
- Neighboring Tenants include Firehouse Subs, Freddy's Frozen Custard and Steakburgers, Hibachi Express, and Tropical Smoothie Café
- Next to Madison Hospital, and in close proximity to large medical offices
- Near Clift Farms
- Centered between Target and Walmart
- Average Household Income within 1 mile is \$136K +
- Highway 72 daily traffic counts – 34,937

Property Description

Madison Corners is located at the southeast corner of Highway 72 and Balch Road, and at the epicenter of the Highway 72 retail corridor adjacent to the new Madison Hospital.

Offering Summary	
Available SF	1,750 – 3,000 SF
Lease Rate	Negotiable
Lot Size	1.109 Acres
Building Size	7,000 SF



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