

8490 HWY 72 W  
MADISON, AL 35758

**FOR LEASE**  
SUITE 180: +/- 1,700 SF



*Prime Retail Space in Highly Visible Shopping Center off Highway 72*

**LOCATION**

8490 HWY 72 W  
Madison, AL 35758

**SIZE**

Suite 180: +/- 1,700 SF

**ABOUT THE PROPERTY**

Suite available at 8490 Highway 72 in Madison offers a prime retail or office opportunity in a highly visible center along one of the area's busiest corridors. The property features a strong tenant mix including urgent care, physical therapy, orthodontics, and a salon, driving consistent daily traffic. Located near the rapidly growing Clift Farm development, the suite benefits from surrounding residential growth and a vibrant mix of local and national retailers, dining, and fitness concepts.

**SUITE HIGHLIGHTS**

- Prime frontage along Highway 72
- High daily traffic counts
- Monument signage opportunity
- Established tenant mix generating steady foot traffic
- Minutes from Clift Farm lifestyle development
- Ideal for retail, medical, or service users

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	10,860	52,937	119,312
HOUSEHOLDS	4,048	19,532	46,437
AVG. INCOME	\$131,160	\$143,788	\$133,995

VPD = 45,025 on HWY 72



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# LOCATION

