

**OFFICE SPACE FOR SALE OR LEASE
590 NANCE ROAD
MADISON, ALABAMA 35757**



Located near the intersection of Capshaw Road and Nance Road

2,341 square feet

Four office areas, three full baths, ceramic tile, hardwood floors, and circular drive way.

Sale Terms: \$275,000

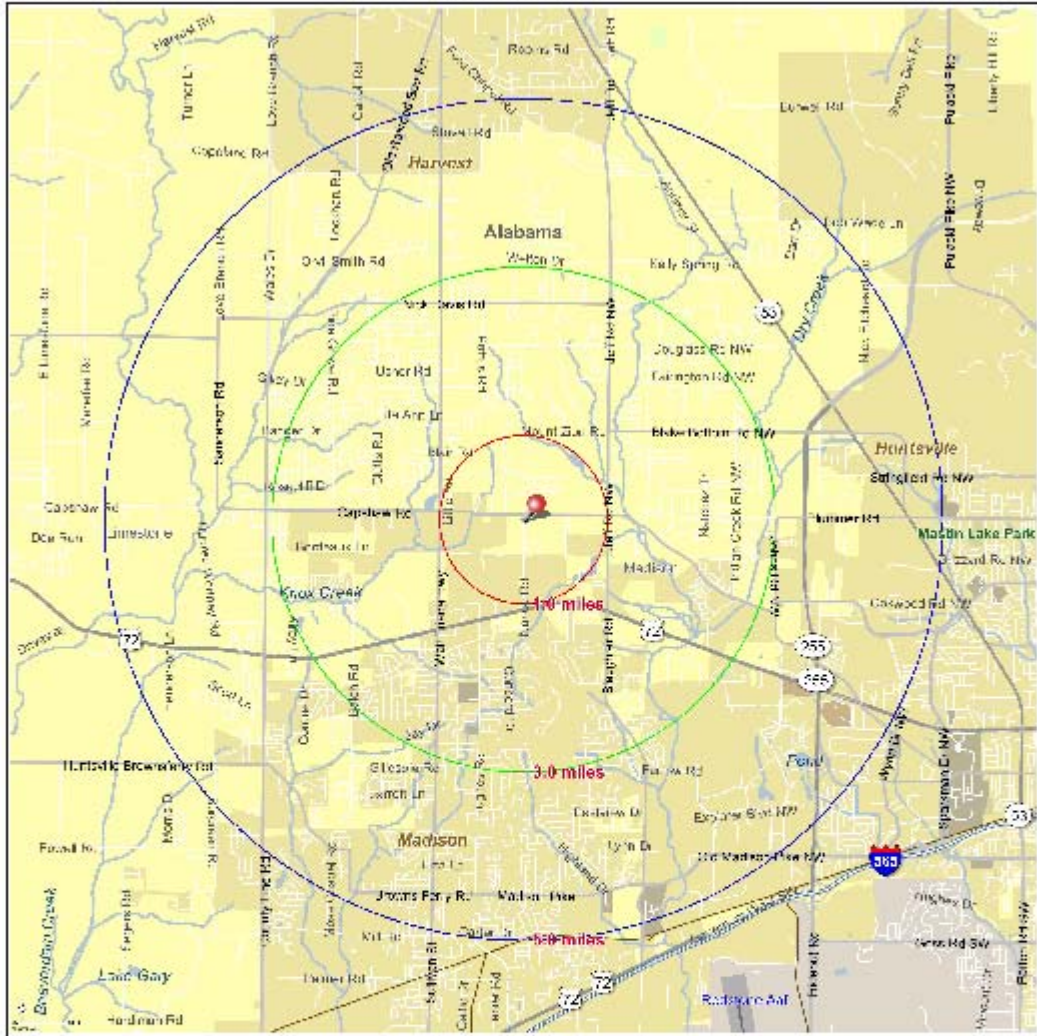
Lease Terms: \$10 per square foot / \$1950.83 per month

Site Map

590 Nance Rd
Madison, AL 35757

Prepared By: STDBOnline.com
October 31, 2008

Latitude 34.7712
Longitude -86.7318



Gloria Robertson | gloria@mcLaincommercial.com | 256.533.3414 Ext. 126 | 256.345.4370 Cell
A.J. Smith, CCIM | ajsmith@mcLaincommercial.com | 256.533.3414 | 256.533.3454 Fax
Coldwell Banker Commercial McLain Real Estate | The Times Building | 228 Holmes Avenue, Suite 200 (35801)
P.O. Box 2199 Huntsville, Alabama 35804



Executive Summary

Prepared By: STDBOnline.com

Site Type: Radius	590 Nance Rd Madison, AL 35757 Radius: 1.0 mile	590 Nance Rd Madison, AL 35757 Radius: 3.0 mile	590 Nance Rd Madison, AL 35757 Radius: 5.0 mile
2008 Population			
Total Population	1,639	31,911	70,611
Male Population	49.9%	49.6%	48.9%
Female Population	50.1%	50.4%	51.1%
Median Age	34.9	35.6	34.3
2008 Income			
Median HH Income	\$71,599	\$80,281	\$74,631
Per Capita Income	\$33,796	\$34,363	\$31,515
Average HH Income	\$93,298	\$93,127	\$84,059
2008 Households			
Total Households	633	11,622	26,433
Average Household Size	2.56	2.73	2.61
1990-2000 Annual Rate	7.55%	8.34%	6.22%
2008 Housing			
Owner Occupied Housing Units	83.5%	79.6%	73.2%
Renter Occupied Housing Units	8.4%	13.6%	18.5%
Vacant Housing Units	8.1%	6.7%	7.9%
Population			
1990 Population	431	10,310	27,561
2000 Population	932	23,803	51,941
2008 Population	1,639	31,911	70,611
2013 Population	1,961	37,325	81,700
1990-2000 Annual Rate	8.02%	8.73%	6.54%
2000-2008 Annual Rate	7.08%	3.62%	3.79%
2008-2013 Annual Rate	3.65%	3.18%	2.96%

In the identified market area, the current year population is 70,611. In 2000, the Census count in the market area was 51,941. The rate of change since 2000 was 3.79 percent annually. The five-year projection for the population in the market area is 81,700, representing a change of 2.96 percent annually from 2008 to 2013. Currently, the population is 48.9 percent male and 51.1 percent female.

Households	1990 Households	2000 Households	2008 Households	2013 Households	1990-2000 Annual Rate	2000-2008 Annual Rate	2008-2013 Annual Rate
	170	352	633	765	7.55%	7.37%	3.86%
	3,750	8,351	11,622	13,730	8.34%	4.09%	3.39%
	10,423	19,058	26,433	30,899	6.22%	4.04%	3.17%

The household count in this market area has changed from 19,058 in 2000 to 26,433 in the current year, a change of 4.04 percent annually. The five-year projection of households is 30,899, a change of 3.17 percent annually from the current year total. Average household size is currently 2.61, compared to 2.65 in the year 2000. The number of families in the current year is 19,624 in the market area.

Housing

Currently, 73.2 percent of the 28,700 housing units in the market area are owner occupied; 18.9 percent, renter occupied; and 7.9 percent are vacant. In 2000, there were 20,426 housing units—74.0 percent owner occupied, 19.3 percent renter occupied and 6.7 percent vacant. The rate of change in housing units since 2000 is 4.21 percent. Median home value in the market area is \$178,990, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.39 percent annually to \$182,512. From 2000 to the current year, median home value changed by 4.4 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2008 and 2013; ESRI converted 1990 Census data into 2000 geography.

Gloria Robertson | gloria@mcLaincommercial.com | 256.533.3414 Ext. 126 | 256.345.4370 Cell
A.J. Smith, CCIM | ajsmith@mcLaincommercial.com | 256.533.3414 | 256.533.3454 Fax
Coldwell Banker Commercial McLain Real Estate | The Times Building | 228 Holmes Avenue, Suite 200 (35801)
P.O. Box 2199 Huntsville, Alabama 35804



Executive Summary

Prepared By: STDBOnline.com

Site Type: Radius	590 Nance Rd Madison, AL 35757 Radius: 1.0 mile	590 Nance Rd Madison, AL 35757 Radius: 3.0 mile	590 Nance Rd Madison, AL 35757 Radius: 5.0 mile
Median Household Income			
1990 Median HH Income	\$41,250	\$44,229	\$41,887
2000 Median HH Income	\$58,547	\$68,085	\$61,619
2008 Median HH Income	\$71,599	\$80,281	\$74,631
2013 Median HH Income	\$76,114	\$85,021	\$78,009
1990-2000 Annual Rate	3.56%	4.41%	3.94%
2000-2008 Annual Rate	2.47%	2.02%	2.35%
2008-2013 Annual Rate	1.23%	1.15%	0.89%
Per Capita Income			
1990 Per Capita Income	\$16,463	\$18,568	\$18,079
2000 Per Capita Income	\$27,387	\$26,844	\$25,203
2008 Per Capita Income	\$33,796	\$34,363	\$31,515
2013 Per Capita Income	\$37,738	\$38,908	\$35,432
1990-2000 Annual Rate	5.22%	3.75%	3.38%
2000-2008 Annual Rate	2.58%	3.04%	2.75%
2008-2013 Annual Rate	2.23%	2.52%	2.37%
Average Household Income			
1990 Average Household Income	\$44,769	\$49,804	\$47,841
2000 Average Household Income	\$75,069	\$75,426	\$68,721
2008 Average HH Income	\$93,298	\$93,127	\$84,059
2013 Average HH Income	\$103,200	\$104,505	\$93,629
1990-2000 Annual Rate	5.3%	4.24%	3.69%
2000-2008 Annual Rate	2.67%	2.59%	2.47%
2008-2013 Annual Rate	2.04%	2.33%	2.18%

Households by Income

Current median household income is \$74,631 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$78,009 in five years. In 2000, median household income was \$61,619, compared to \$41,887 in 1990.

Current average household income is \$84,059 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$93,629 in five years. In 2000, average household income was \$68,721, compared to \$47,841 in 1990.

Current per capita income is \$31,515 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$35,432 in five years. In 2000, the per capita income was \$25,203, compared to \$18,079 in 1990.

Population by Employment

Total Businesses	67	1,157	2,996
Total Employees	483	9,344	37,196

Currently, 96.1 percent of the civilian labor force in the identified market area is employed and 3.9 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.4 percent of the civilian labor force, and unemployment will be 3.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 74.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.3 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 75.3 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 10.6 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 14.1 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 84.7 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 20.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 5.8 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 15.2 percent were high school graduates only (29.6 percent in the U.S.)
- 8.4 percent had completed an Associate degree (7.2 percent in the U.S.)
- 32.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 16.7 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2008 and 2013; ESRI converted 1990 Census data into 2000 geography.

Gloria Robertson | gloria@mcLaincommercial.com | 256.533.3414 Ext. 126 | 256.345.4370 Cell
A.J. Smith, CCIM | ajsmith@mcLaincommercial.com | 256.533.3414 | 256.533.3454 Fax
Coldwell Banker Commercial McLain Real Estate | The Times Building | 228 Holmes Avenue, Suite 200 (35801)
P.O. Box 2199 Huntsville, Alabama 35804