

LEASE

MADISON PROFESSIONAL CENTRE

44 Hughes Road Madison, AL 35758



PROPERTY DESCRIPTION

Office suites available Hughes Road is a heavily traveled divided four lane arterial street running through central Madison Good visibility and accessibility Fully paved, curbed and lighted parking lot Plenty of parking Professional Property Management

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN \$8.00 TICAM)
Available SF:	3,792 SF
Building Size:	38,782 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,884	11,426	21,827
Total Population	4,087	28,096	56,402
Average HH Income	\$71,973	\$87,423	\$92,613

ROY HANLIN, CCIM

Cell: 256.651.6183

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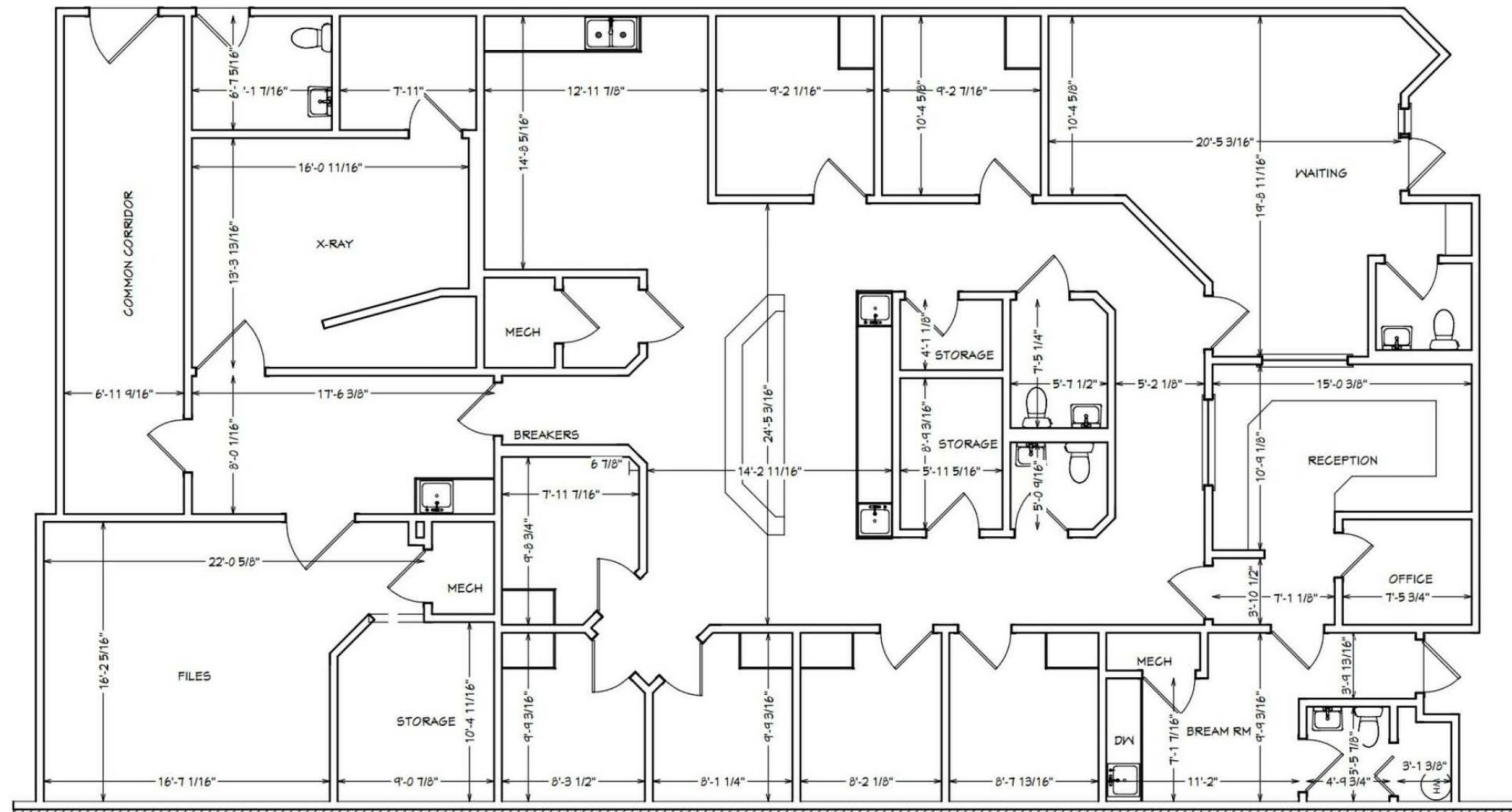


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VIRTUAL TOURS:

[LOBBY AREA](#)

[NURSES STATION](#)



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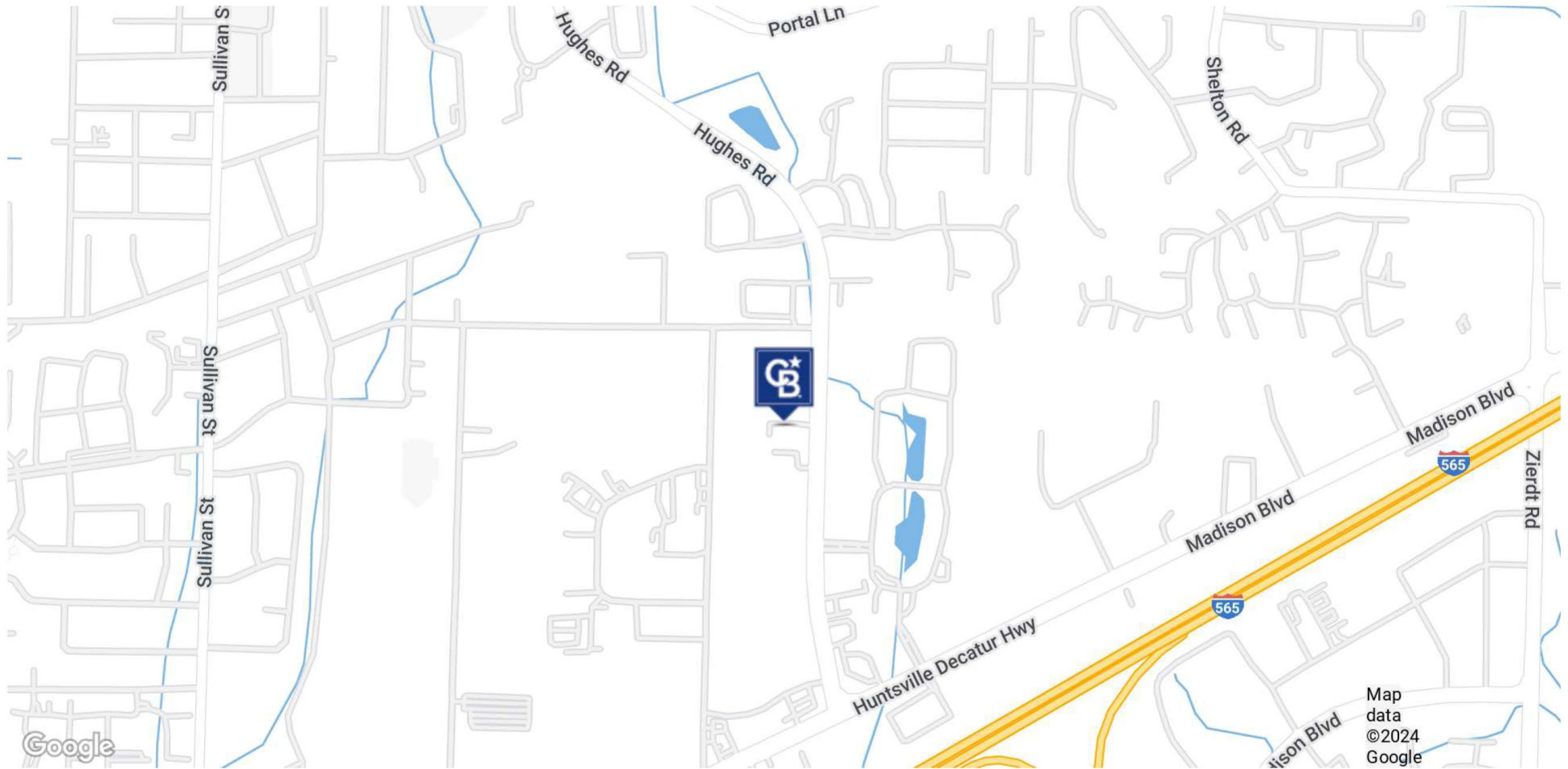


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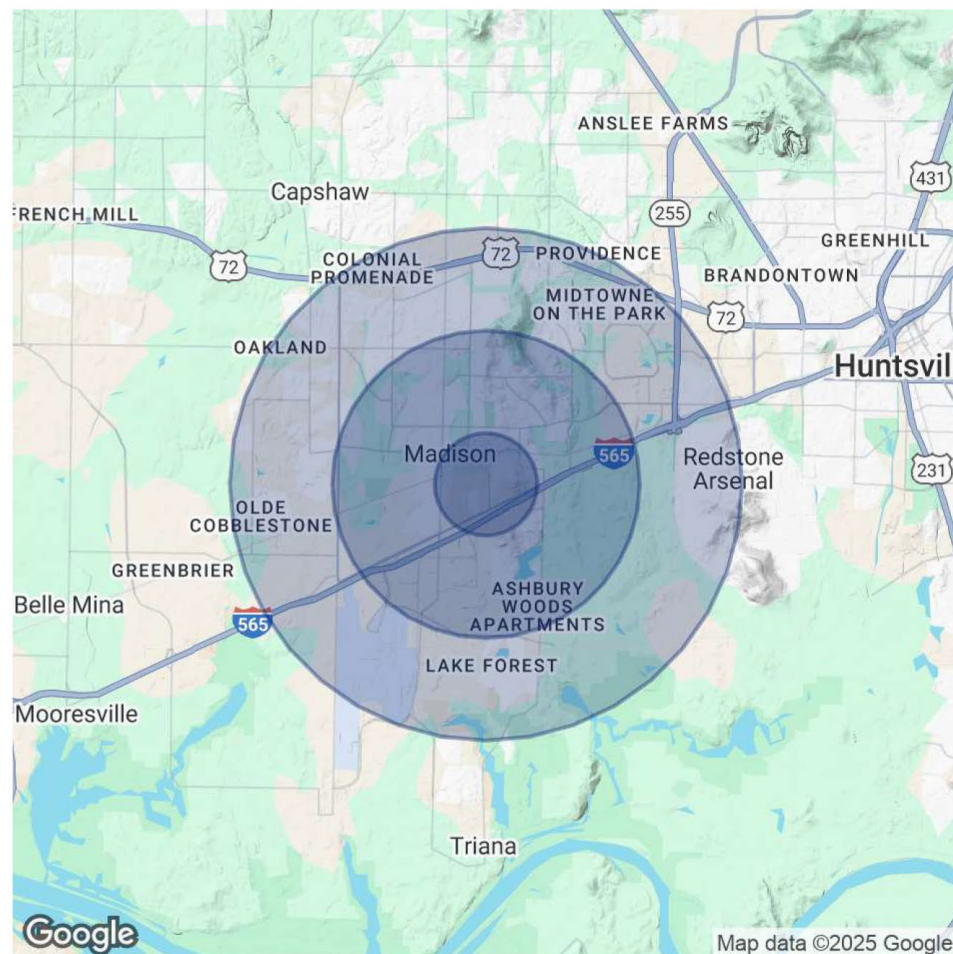
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,087	28,096	56,402
Average Age	34.2	36.5	35.9
Average Age (Male)	32.6	34.7	34.8
Average Age (Female)	35	37.4	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,884	11,426	21,827
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$71,973	\$87,423	\$92,613
Average House Value	\$225,665	\$241,961	\$260,425

2020 American Community Survey (ACS)



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