

FOR SALE

0 Madison Boulevard (HWY 20), Madison, Alabama 35758
2.84 (+/-) acres with 383' (+/-) of frontage.

From Zierdt Road, head WEST on Madison Boulevard (HWY 20) and go about 0.3 mile and the land is on the right (North) side of road.



0.3 mile to Publix. 1.2 miles to Walmart Supercenter. 4.1 miles to Bridge Street Town Centre. 3.9 miles to Research Park. 6.9 miles to Madison Hospital.

Schools: 2.7 miles to Madison Elementary. 5.1 miles to Discovery Middle. 3.6 miles to Bob Jones High.

3.4 miles to Redstone - Gate 7 (Zierdt Rd. & Martin Rd.). 4.4 miles to Redstone - Gate 9 (Rideout Rd.).

Traffic: 25,022 vehicles per day on Madison Blvd (HWY 20). 71,314 vehicles per day on Interstate 565.

Zoning: 2.84 (+/-) acres is zoned for General Business (B3).

Demographics:	3 mile	5 mile	7 mile
Population	28,642	65,663	120,995
Households	12,776	27,224	49,907
Median Household Income	\$62,880	\$68,082	\$54,565

Asking Price: Only \$1,237,000.00. (\$10.00 per square foot).



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