

TOWN MADISON SPACE FOR LEASE

125 STADIUM WAY, MADISON, AL 35758



PROPERTY DESCRIPTION

Town Madison is an exciting mixed-use development in the heart of Madison, home to the renowned Toyota Field. This dynamic, 563-acre walkable community boasts high visibility along I-565 and constant foot traffic, making it the perfect setting for retail, restaurant, and service concepts. Town Madison offers a seamless blend of dining, shopping, and entertainment, attracting over 1.4 million visits in 2022. Explore the endless possibilities for your business in this thriving and dynamic environment, surrounded by a built-in customer base from 3,947 residential units and 786 hotel rooms.

PROPERTY HIGHLIGHTS

- Endcap space available in multi-tenant building of newly constructed Town Madison development
- Ability to create an outdoor patio
- Edgar's Bakery is a co-tenant of the building
- Town Madison co-tenants include BJ's Wholesale, CAVA, Chicken Salad Chick, Chipotle, Duluth Trading, European Wax Center, Five Guys, I Love Sushi Express, J. Alexander's, Lifestyle Nail, Lola's Cocina, Moe's Original BBQ, Outback Steakhouse, Panda Express, Panera, Playa Bowl, Prohibition, SaZa Serious Italian Food, Slim Chicken's, Starbucks, Steamboys, Super Chix, Taco Mama, The Yard, and Walk On's

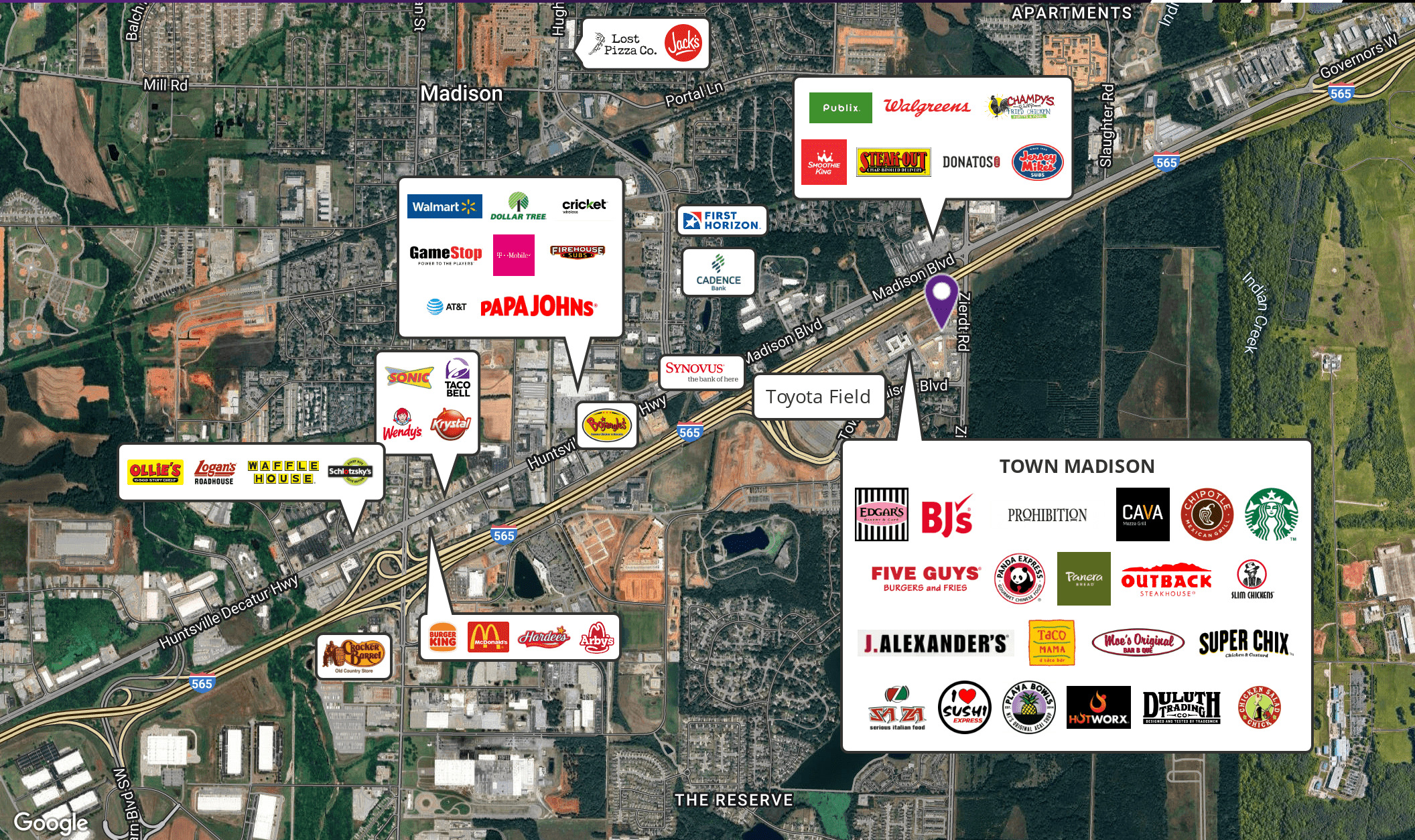
OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	1,500 - 4,000 SF
Building Size:	9,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,140	14,149	34,288
Total Population	4,642	32,080	83,505
Average HH Income	\$90,254	\$127,538	\$133,607

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Walmart
DOLLAR TREE
cricket wireless
GameStop
PAPAJOHNS
AT&T

Publix
Walgreens
CHAMPYS
SMOOTHIE KING
STEAK-OUT
DONATOS
Jersey Mike's

FIRST HORIZON

CADENCE Bank

SONIC
TACO BELL
Wendy's
Krystal

SYNOVUS
the bank of here

OLLIE'S
Logan's ROADHOUSE
WAFLE HOUSE
Schlotzsky's

ROCKETS
Old Country Store

BURGER KING
McDonald's
Hardee's
Arby's

TOWN MADISON

EDGAR'S
Bj's
PROHIBITION
CAVA
CHIPOTLE
Starbucks
FIVE GUYS
PANDA EXPRESS
Panera
OUTBACK
SLIM CHICKENS
J.ALEXANDER'S
TACO MAMA
Moe's Original
SUPER CHIX
SAZA
I ♥ SUSHI EXPRESS
TILITA BOWLS
HOTWORX
DULUTH TRADING CO.
CHICKEN SALAD CHICK

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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,642	32,080	83,505
Average Age	38	39	38
Average Age (Male)	36	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,140	14,149	34,288
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$90,254	\$127,538	\$133,607
Average House Value	\$337,672	\$385,243	\$384,020

Demographics data derived from AlphaMap

