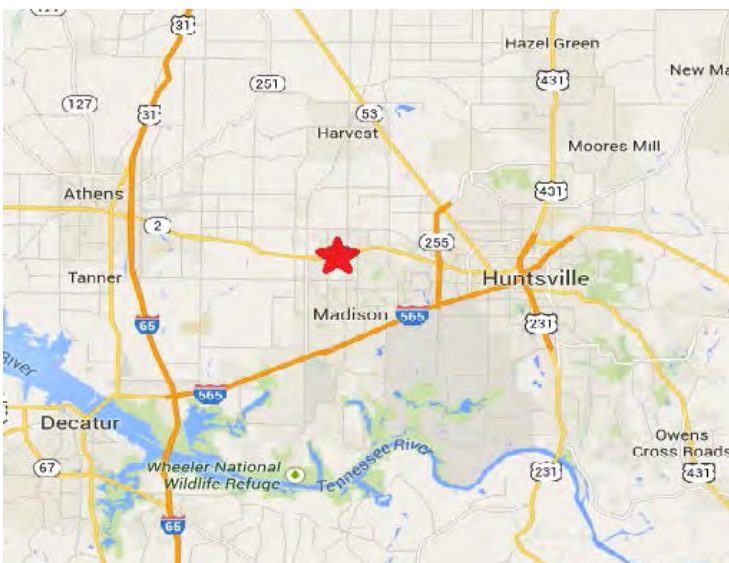




TERRA EQUITIES

MEDICAL PARK STATION

MADISON, ALABAMA

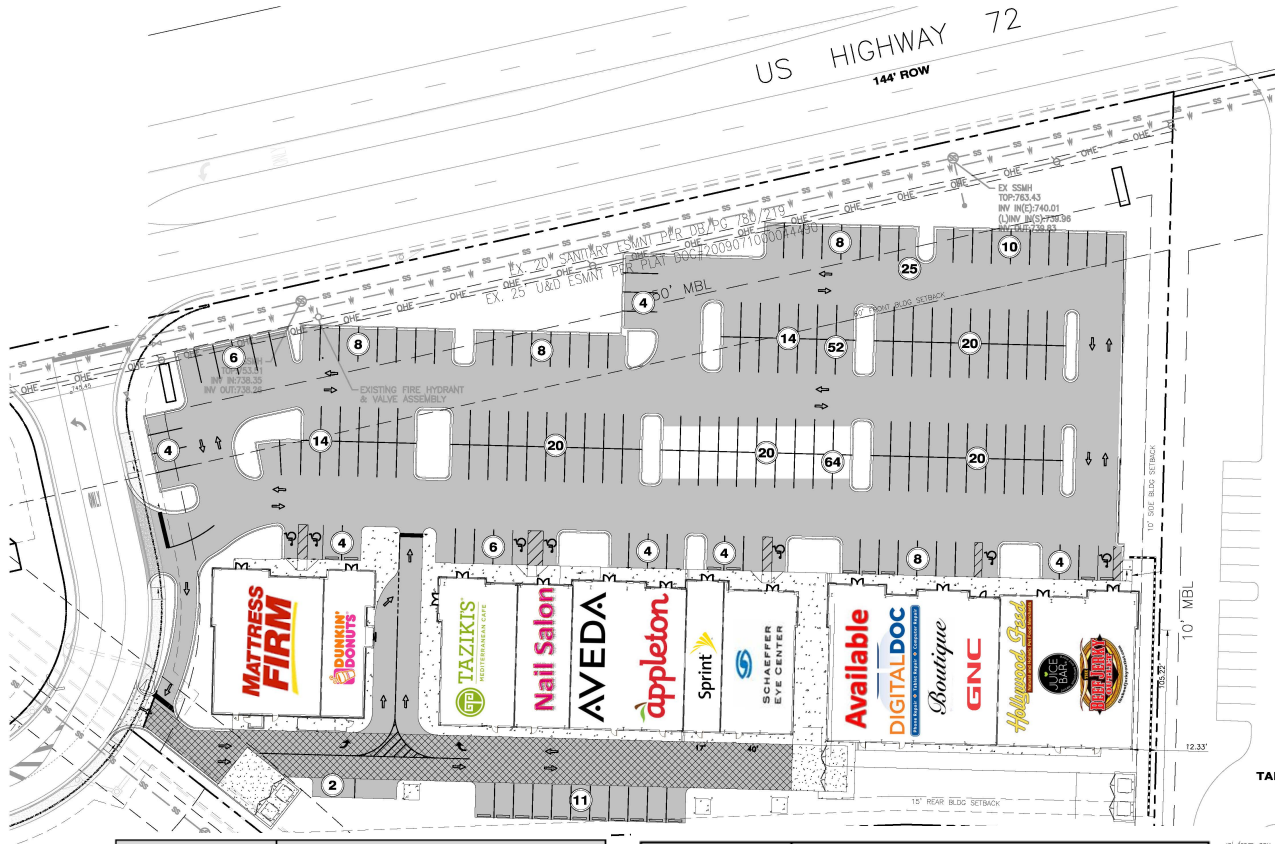


PROPERTY HIGHLIGHTS

- Approximately 34,000 SF with 2,500 SF available
- Located at the epicenter of retail corridor on Hwy 72, nearby tenants include: Walmart, Target, Publix, Lowe's, Home Depot, Kohl's, Academy Sports, TjMaxx, etc
- Adjacent to the new Madison Hospital, as well as 100K SF of medical office space under construction
- Traffic Count: US Highway 72 50,960 VPD

Contact: Allen Hawkins
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terraequities@gmail.com

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UNIT	TENANT
A-1	Mattress Firm
A-2	Dunkin Donuts
B-1	Taziki's Café
B-2	NTF Nail Palace
B-3	Aveda
B-4	Appleton
B-5	Sprint
B-6	Schaeffer Eye Center

UNIT	TENANT
C-1	Available 2,500 SF
C-2	Digital Doc
C-3	J. Whitener Boutique
C-4	GNC
C-5	Hollywood Feed
C-6	I Love Juice Bar
C-7	Beef Jerky Outlet

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DEMOGRAPHICS**	1-Mile	3-Miles	5-Miles
Population	10,427	39,374	81,246
Average HH Income	\$118,983	\$113,043	\$101,090
Number of Households	3,464	14,749	32,019



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