

HOME DEPOT EXCESS LAND

4045 Lawson's Ridge Road, Madison, AL 35758

PRICE: \$395,000



LOCATION OVERVIEW

One Acre parcel located next to Home Depot on Well traveled Highway 72.



PROPERTY HIGHLIGHTS

- Anchored development parcel.
- High traffic count on Highway 72 of 45,830 AADT.
- Area retailers include: TJ Maxx, Kohl's, Publix, Staples, Academy Sports, and Hobby Lobby.
- Center access via two traffic signals.
- One of the fastest growing markets in Alabama.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Population	2,642	26,043	55,498
Housholds	1,472	16,423	35,917
Median HH Income (\$)	92,748	87,054	78,146

EXCLUSIVE AGENT(S)

DON BECK • don.beck@tscg.com • 256.534.7555



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SITE PLAN



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