LEASE

WEST MADISON PROFESSIONAL PLAZA

12205 County Line Rd Madison, AL 35758

PROPERTY DESCRIPTION

Suite E at West Madison Professional Plaza, located at 12205 County Line Rd. in Madison, AL, is a versatile office space perfect for a variety of business needs. The tenant space is separately metered for electricity, water, and sewer, with payments made directly to the utility company. An additional $5/sf covers common area expenses, including parking lot sweeping, landscaping, janitorial services for the common areas, property taxes, and insurance. This well-maintained suite offers a convenient and professional location in a rapidly growing area.

OFFERING SUMMARY

Lease Rate:	$21.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,300 SF
Lot Size:	87,045 SF
Building Size:	24,101 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	321	881	2,597
Total Population	956	2,639	8,003

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MCLAIN REAL ESTATE

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LOCATION

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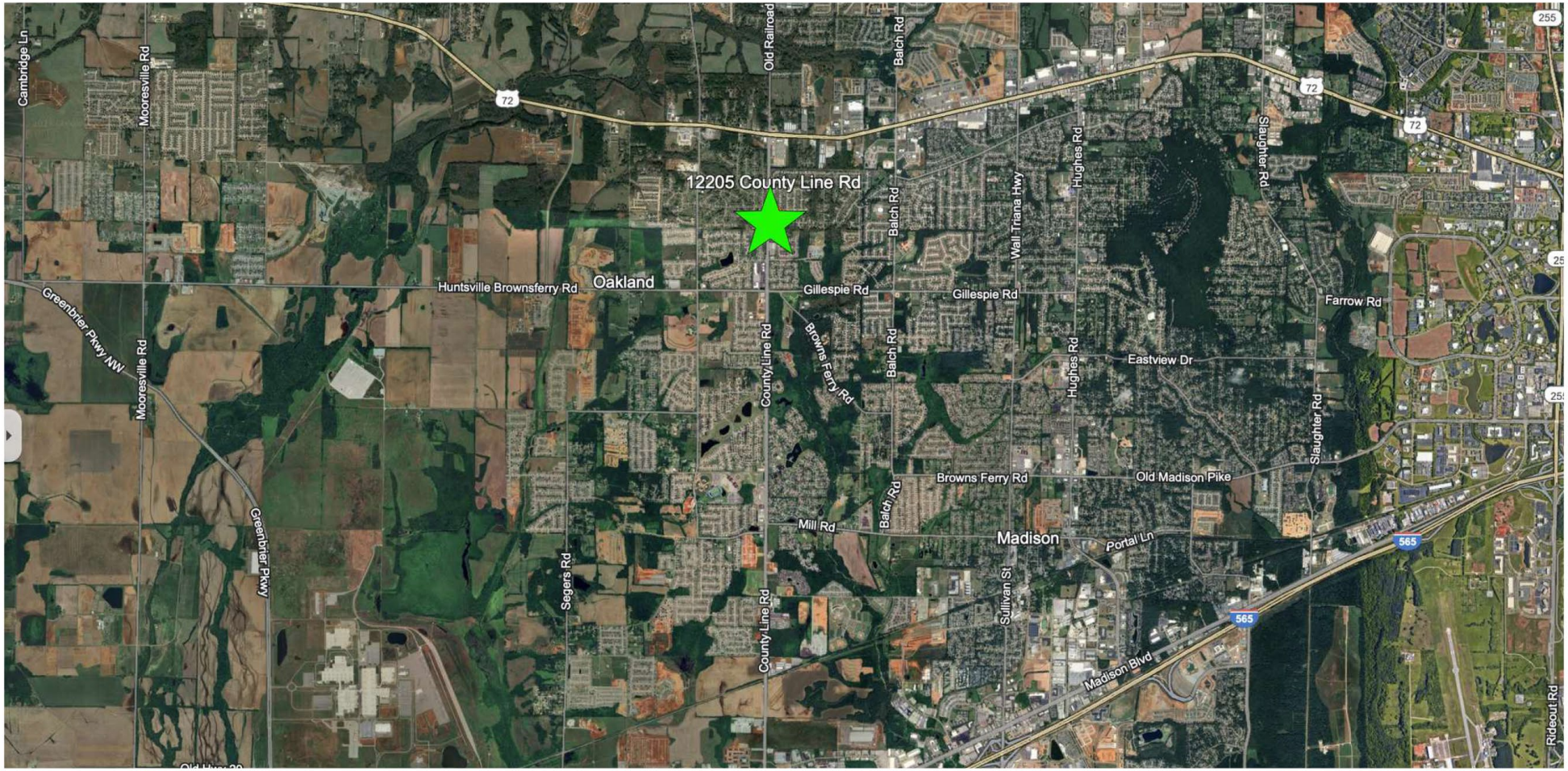

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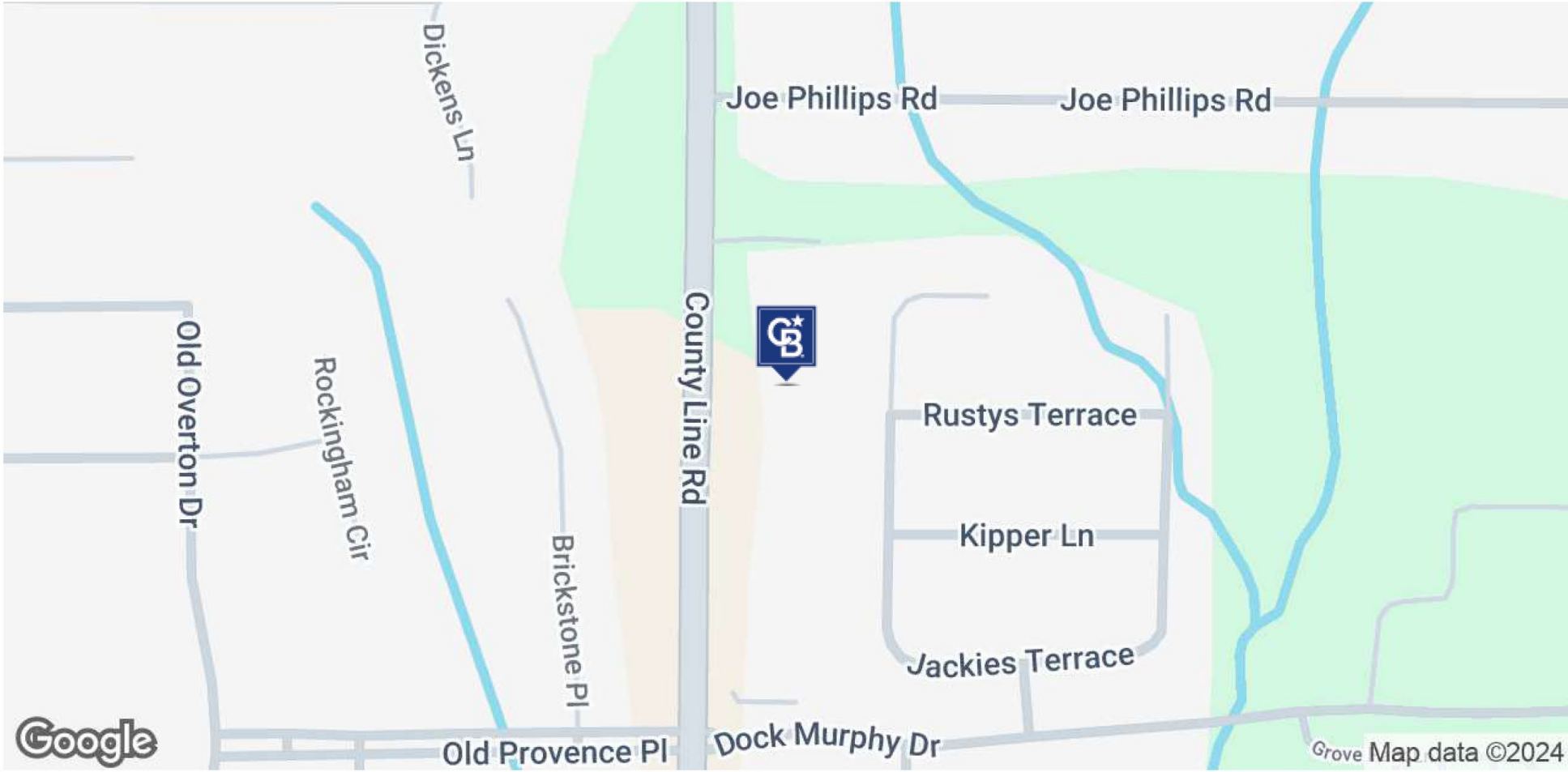

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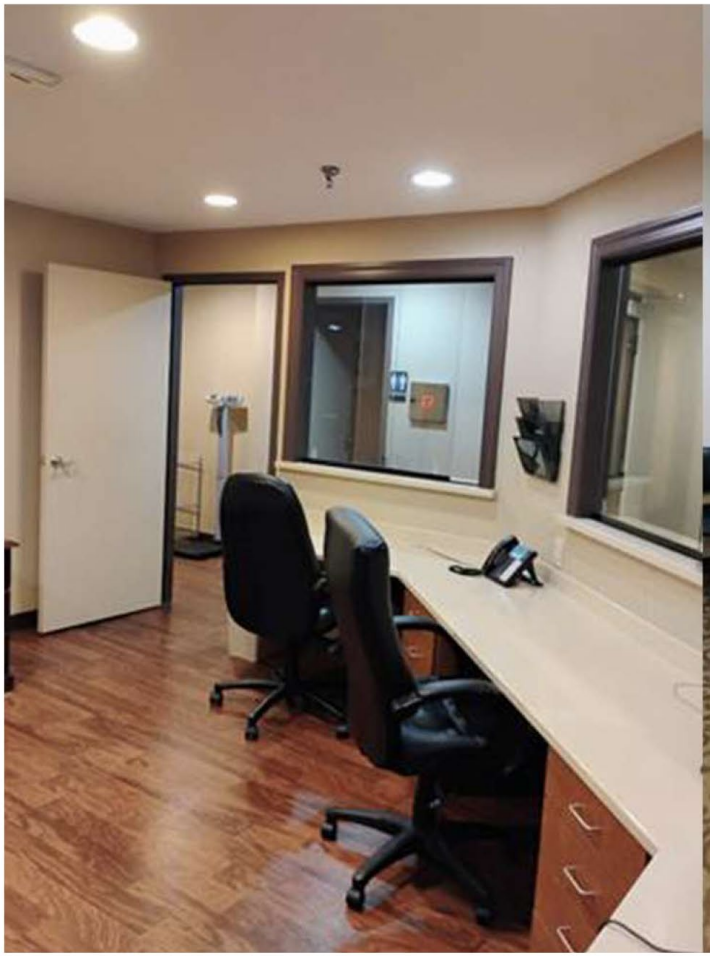

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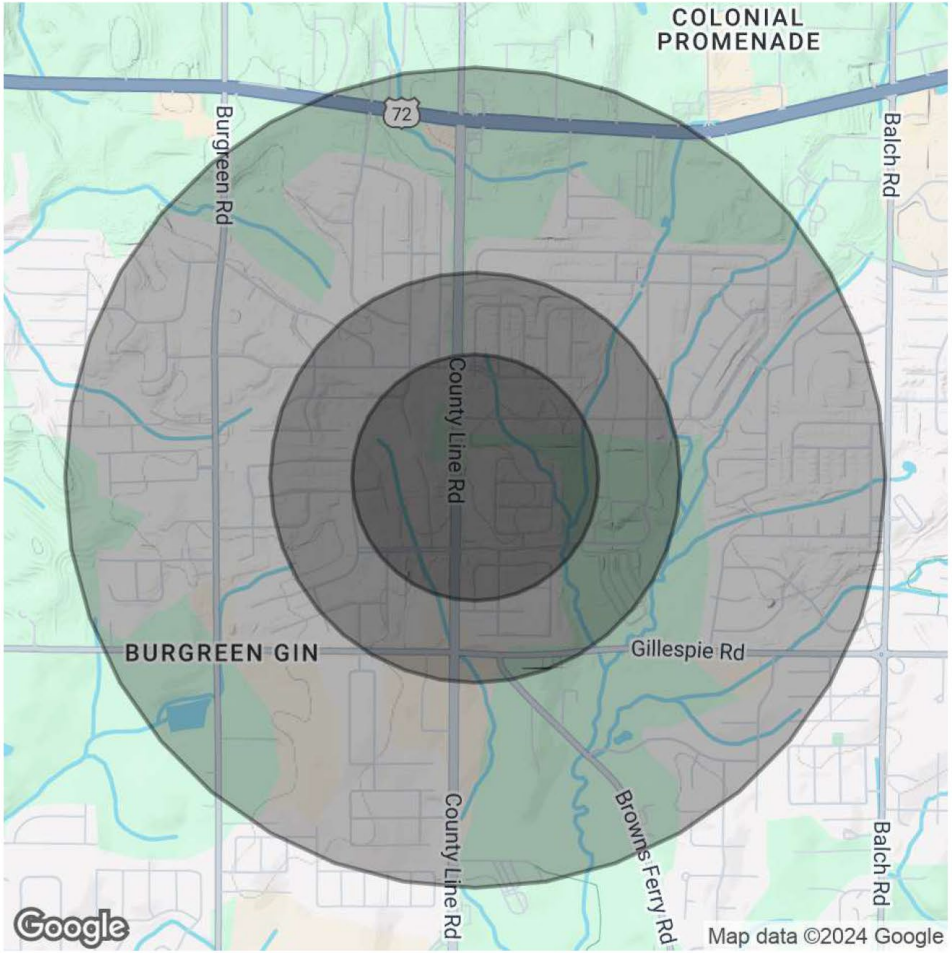
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	956	2,639	8,003
Average Age	37	37	37
Average Age (Male)	38	37	37
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	321	881	2,597
# of Persons per HH	3	3	3.1
Average HH Income	$160,041	$157,130	$157,246
Average House Value	$359,707	$365,232	$409,874

Demographics data derived from AlphaMap



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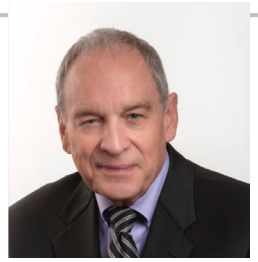
PROPERTY CONTACT



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