



# BUILD-TO-SUIT/GROUND LEASE

1.20 +/- ACRES

SEQ PINE GROVE RD & WALL TRIANA HWY | MADISON, AL (HUNTSVILLE MSA)



## Property Highlights

- ◆ 1.2 acre site The Shops at Pine Grove
- ◆ Outparcel to newly constructed Publix anchored neighborhood retail
- ◆ Frontage along Wall Triana Hwy with great visibility for 23,000 vpd
- ◆ Located in NW Huntsville in the Affluent, Rapidly Growing Residential Suburb of Madison
- ◆ Immense housing growth within one mile of this site and more homes currently under construction
- ◆ Ideal site for any retail, only restriction is hamburger restaurant
- ◆ Proximate to major employment centers for tech, space, defense and medical employers

	1 Mile	3 Miles	5 Miles
Population	5,247	33,468	86,038
Average HH Income:	\$112,751	\$109,986	\$108,572
Daytime Population:	721	5,185	17,449



## CONTACT

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