



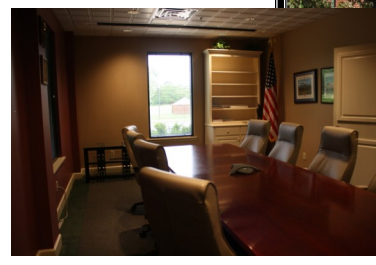
NICOLE JONES, MBA, MS
 President, Nicole Jones Commercial Real Estate
 Business: (256) 886-7700
*Specializing in Properties Located Within
 Huntsville City Limits*

*Have Confidence in Nicole Jones, a Commercial Real Estate
 Professional with a Background in Business and Development—*

Bachelor of Arts in History
 - Research interests in Government and Public Policy
 Master of Business Administration
 Master of Science in Acquisition and Contract Management
 Certified Alabama Planning and Zoning Official
 Economic Development Leadership Certification

NICOLE JONES COMMERCIAL REAL ESTATE

FOR SALE- Office or Medical Building in The Phoenix Center



\$599,000 **250 Sun Temple Drive, Madison, AL 35758**

FOR SALE—

- 6,300 Sq Ft Office Building
- 4,500 Sq Ft Finished Office Space / 1,800 Sq Ft Unfinished (Shell) Space
- Nearest Intersection: Hughes Road & Old Madison Pike

Madison Retail Market Analysis

	Income Summary		
	Radial Trade Area, 3 miles	Radial Trade Area, 5 miles	Radial Trade Area, 10 miles
Households	15,472	26,212	76,586
Median Household Income	\$79,642	\$72,898	\$52,493
Average Household Income	\$96,476	\$90,847	\$71,169
Median Disposable Income	NA	NA	NA

Located on Sun Temple Drive (directly off of Hughes Road), a distinct opportunity exists with this 6,300 square foot office building in The Phoenix Center, a commercial office and medical development in the heart of Madison. Approximately 4,500 square feet of space has been built out as professional offices (leased). A variety of options remain with an additional 1,800 square feet of unfinished (shell) space. The proximity to medical facilities, other professional offices, government buildings, churches, schools, retail, and residential subdivisions make this attractive option for investors and entrepreneurs.

This information contained herein was obtained from sources deemed to be reliable; however, Nicole Jones Commercial Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

Madison Retail Market Analysis data provided by the City of Madison (2014 data).