

# AVAILABLE FOR SALE OR LEASE 5133 MADISON AVENUE

\*2,109 square feet for lease \*Available Immediately

\*Madison Avenue at Auburn Blvd.



- 2,109 square foot retail space for lease, former Goodwill Drop-off center
- Property available for sale, approx. 3,447 sf/.61 acres, 2 retail spaces
- Large two sided Monument sign, visible to Madison Avenue traffic
- Daily Traffic counts: 51,339 Madison Ave./24,018 Auburn Blvd.
- High traffic/High visibility retail location

*FOR MORE INFORMATION  
PLEASE CONTACT:*

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# 5133 Madison Avenue Madison Ave at Auburn Blvd.

### DEMOGRAPHICS

Daytime Population:  
1 mile 21,797  
3 mile 162,444  
5 mile 377,409

AVG. H.H. INCOME:  
1 mile \$55,532  
3 mile \$67,375  
5 mile \$73,139



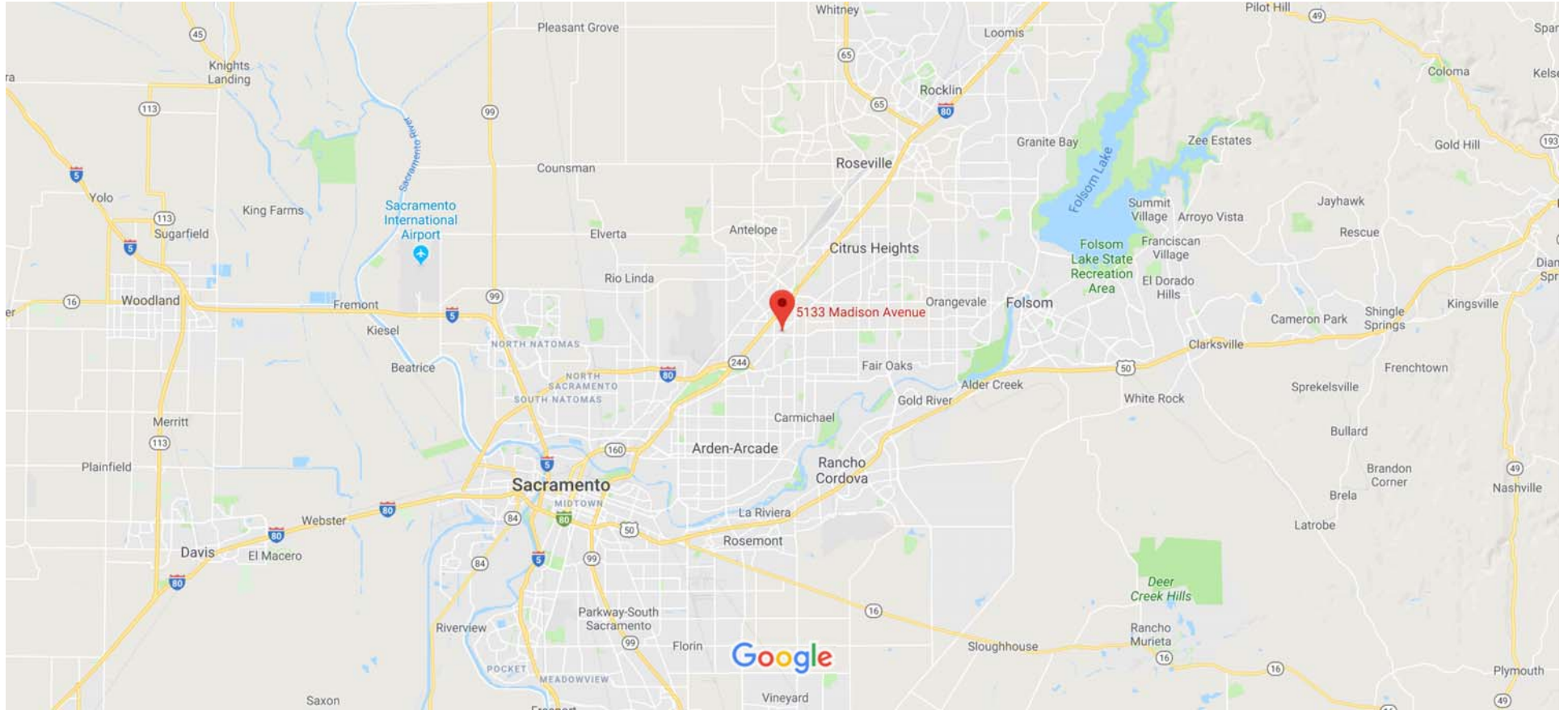
### AVERAGE DAILY TRAFFIC COUNTS

MADISON AVENUE:  
51,339

AUBURN BLVD:  
24,018

AVAILABLE NOW



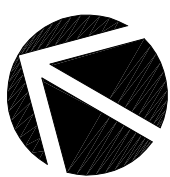


**FLOOR PLAN**

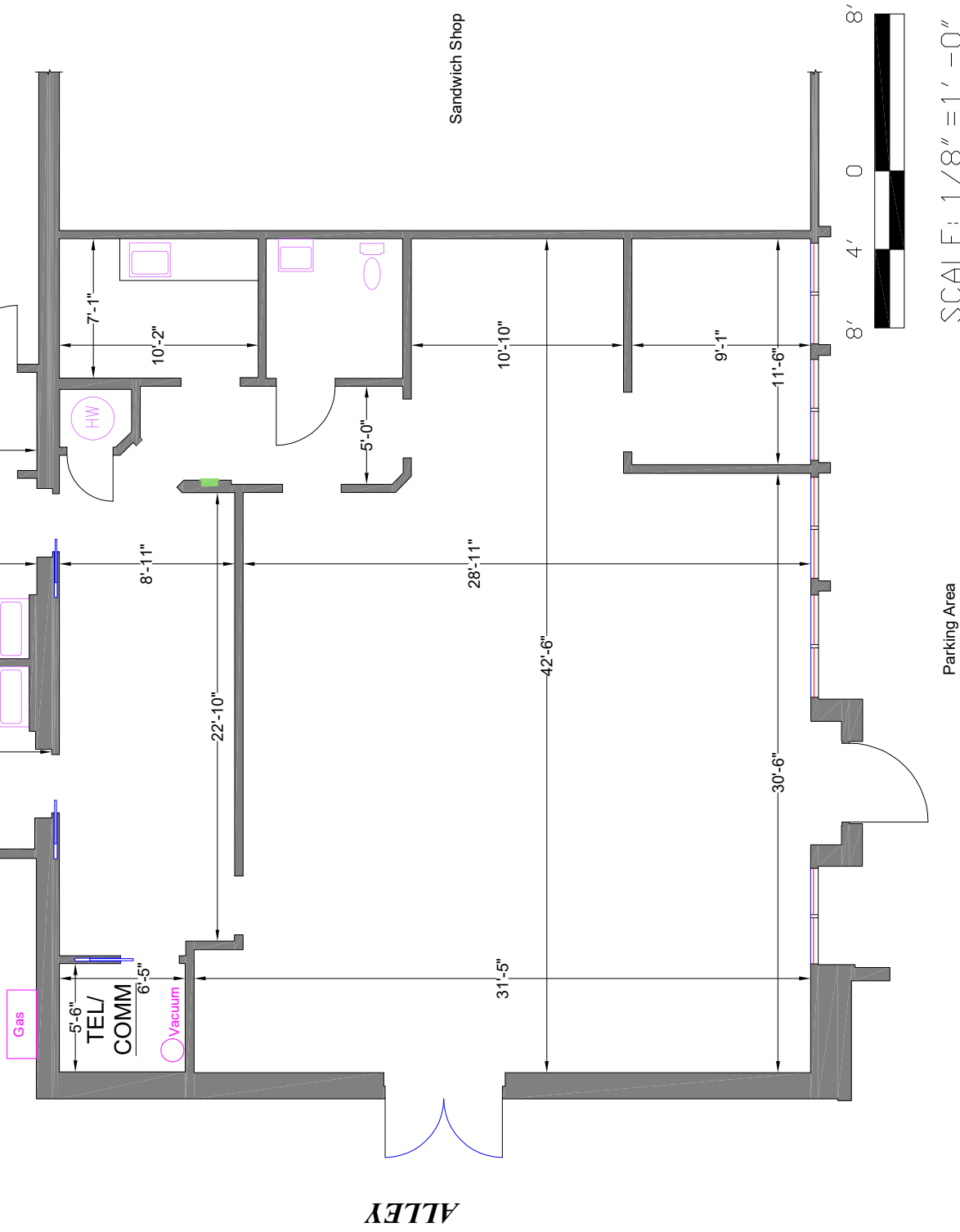
**SUITE 1**

(As Measured: December 2016)

Parking Area



*Measured Area:  
2,109 s.f.*



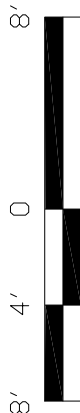
Parking Area

**Note:** All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

**Survey Accuracy: +/- 0.10%**

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SCALE: 1/8" = 1' - 0"



Corporate Design Group, Inc.

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FILE: L161208 (16-605)