

MARKET INFORMATION

- Alexander City is located on the shores of beautiful Lake Martin, a 44,000 acre fresh water lake with 750 miles of shoreline, luxury homes, condominiums, cabins, restaurants and marinas.
- Russell Lands is the largest recreational developer in Alabama and has developed a premier lake community in the area.
- Russell Medical Center located in Alexander City, was voted a Top 100 Hospitals in the United States by the Thompson Reuters Report. Russell Medical Center houses a cancer center, a rehabilitation wing, professional office building and 81 private room beds.
- Central Alabama Community College (CACC) is located in Alexander City and has over 2,500 students enrolled.
- Alexander City is home to Wind Creek State Park which covers 1,445 acres and hosts over 252,000 visitors each year.
- Average of 25,000 vehicles pass through the site crossroads which links Birmingham, Alabama to Lake Martin and Auburn University.
- Alexander City is located in Tallapoosa County and is the closest major city to Lake Martin which has over 9,000 households.
- Lake Martin real estate is valued at over \$4.7 billion dollars and is projected to see over 4,000 new homes built over the course of the next 20 years, averaging over 200 homes per year.



LOCATION

Located in east central Alabama, 50 miles northeast of Montgomery from US Highway 231 or Highway 63 and 70 miles southeast of Birmingham on Highway 280. Columbus, Georgia is 135 miles to the northwest on Highway 280 and Atlanta is 135 miles northeast on Interstate 85.

ALEXANDER CITY, ALABAMA MARKET INFORMATION



Jim Wilson & Associates, LLC

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THE CENTER

48,000 square foot grocery store with 20,000 - 30,000 square feet of junior anchors, shops and outparcels.

PROJECTED OPENING DATE

Summer 2021

FOCUS CATEGORIES

- Grocery
- Restaurants
- Apparel
- Home Furnishings
- Service related uses

MAJOR AREA EMPLOYERS

- SL Alabama
- Russell Medical Center
- Russell Lands
- Russell Brands
- Walmart Supercenter
- Alexander City Board of Education

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 Mile	10 Mile	15 Mile
2018 Population	16,743	24,614	38,763
2018 Median HH Income	\$40,419	\$44,113	\$48,889
2018 Households	7,168	10,687	17,095
2018 Median Age	40.7	42.5	44.2
2023 Some College or Higher	43.4%	43.9%	45.2%
2018 Housing Owner Occup.	62.9%	68.2%	72.9%
2018 Est Avg HH Net Worth	\$262,419	\$298,856	\$337,247

CONTACT INFORMATION

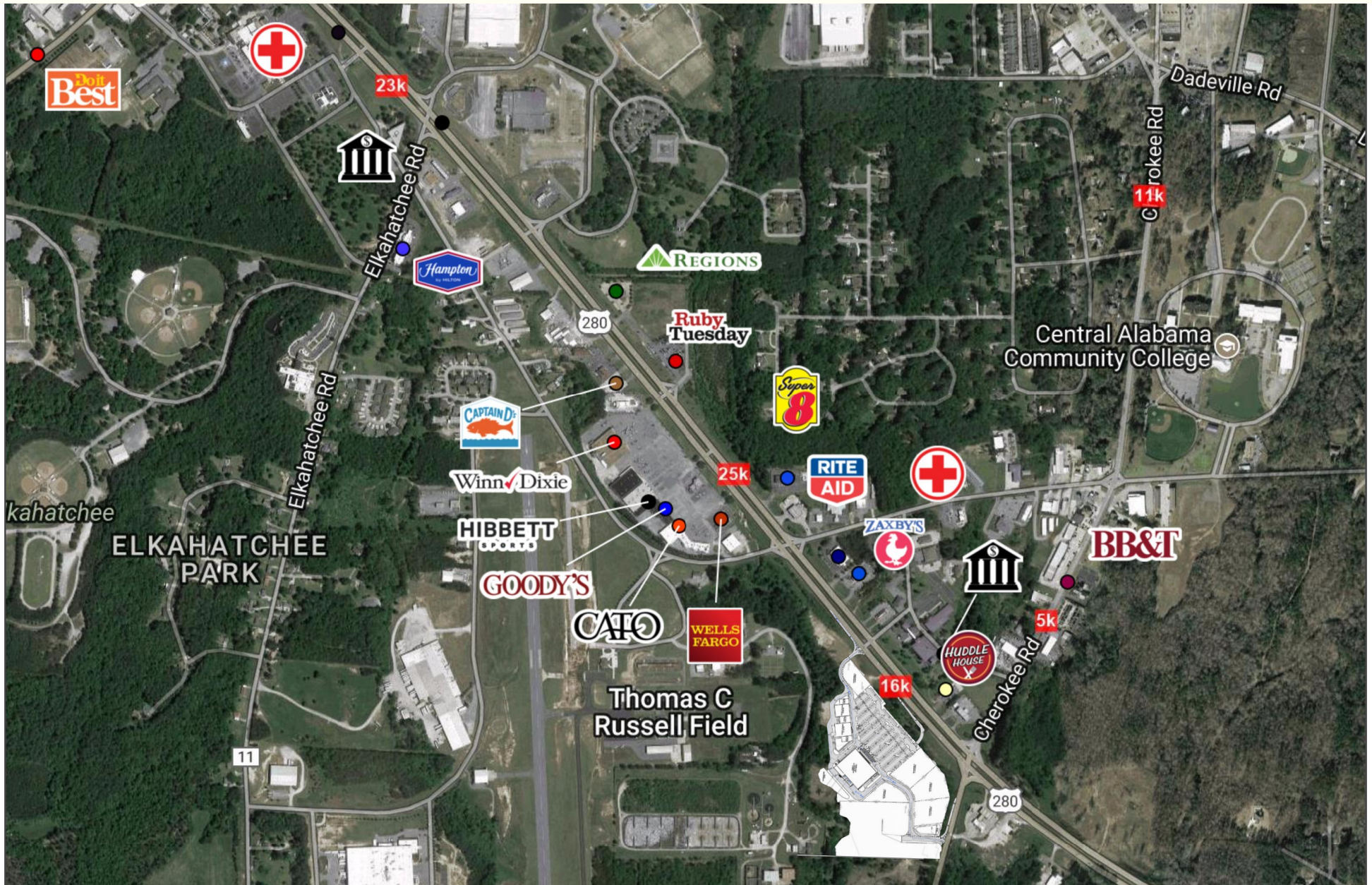
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ALEXANDER CITY, ALABAMA

AERIAL / RETAILERS



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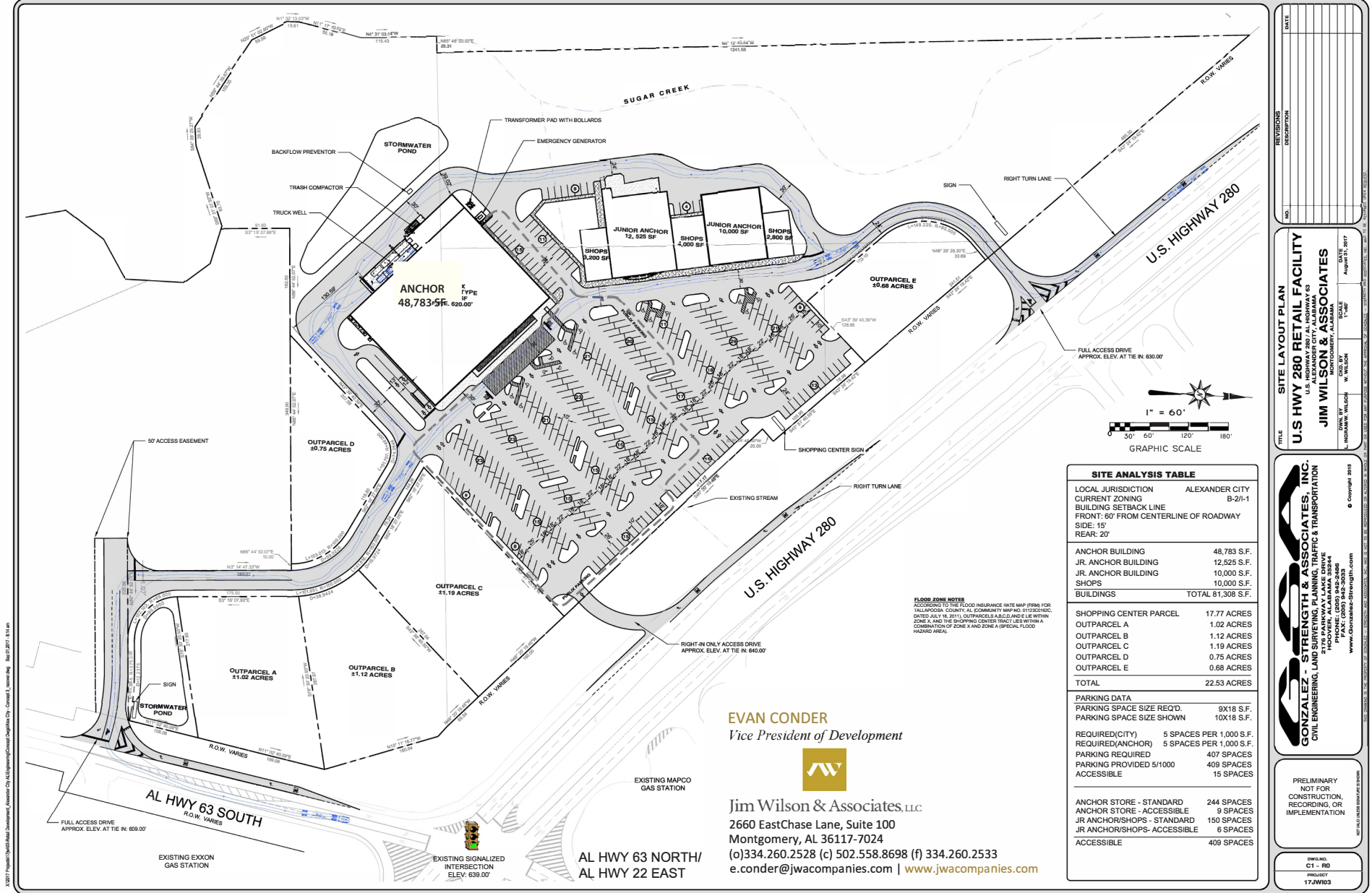
TRADE AREA AERIAL



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ALEXANDER CITY, ALABAMA

SITE PLAN



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