

MARKET INFORMATION

- EastChase is a 330 acre mixed-use development in the Montgomery, Alabama MSA. The three county (Autauga, Elmore, Montgomery) area has a population of more than 379,000. Retail in the MSA is dominated by EastChase and the immediate surrounding area. Stores in EastChase are representative of national, regional and local merchants with over 1,376,000 square feet of retail space and create an outstanding regional shopping venue for all of central Alabama.
- Known as one of the country's top historic cites, Montgomery's cultural destinations include the Alabama Shakespeare Theatre and the Montgomery Museum of Fine Arts, both located in Blount Cultural Park, the Rosa Parks Museum, Old Alabama Town and Dexter Avenue Baptist Church. In addition, Montgomery hosts numerous athletic events ranging from national girls' softball tournaments to state high school championship games to college football bowl games. In total, each year over 1.5 million people visit Montgomery for business and pleasure.
- Located in Montgomery is Hyundai Motor Manufacturing Alabama, Hyundai's first vehicle manufacturing plant in the United States. Montgomery is also home to three of the top 10 global automotive suppliers according to Automotive News: No. 2 Denso, No. 6 Mobis and No. 10 Lear.
- Maxwell Air Force Base and Gunter Annex contribute a rich aviation history, military leadership and academic excellence to Montgomery and the River Region. With more than 12,000 active, guard, reserve, civilian and contractor personnel, Maxwell-Gunter has a significant economic and cultural impact on the River Region.
- Five full time colleges are located in the trade area, and include Auburn University Montgomery, Alabama State University, Huntingdon College, Faulkner University and Troy University Montgomery.



LOCATION

EastChase is located in the densest retail corridor and fastest growing residential areas of Montgomery, at the intersection of Interstate 85 and Taylor Road. Daily vehicle traffic on I-85 and Taylor Road exceeds 100,000 and 50,000, respectively.

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| • Birmingham, Alabama | 92 miles |
| • Mobile, Alabama | 155 miles |
| • Atlanta, Georgia | 164 miles |

BERRYHILL CORNER OUTPARCELS MARKET INFORMATION



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
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BERRYHILL CORNER OUTPARCELS

Strategically positioned in the center of EastChase, a 330-acre mixed-use development, a +/- 5.82 acre commercial lot that can be subdivided.

THE DEVELOPMENT

EastChase opened in 2002 and is a joint venture by Jim Wilson & Associates and ALFA Realty. The 330 acre mixed use site includes a two mile tree line parkway, three major shopping center venues with over 1 million square feet in total with anchor stores Dillard's, Target, Kohl's, Dick's Sporting Goods, Books-A-Million, Costco, Old Navy, Best Buy, Burlington and Michaels, four hotels and a 100,000 square feet class A office building, Lakeview Center. As a part of EastChase the peripheral land development has been emphasized and is home to over 30 businesses and restaurants that include Chick-fil-A, Wendy's, Chipotle, Starbucks, Chili's, Texas Roadhouse Grill, Red Robin, Verizon, Marshall's, Home Goods, Full Moon Barbeque, Walk-On's Bistreaux & Bar, Rooms To Go, Hobby Lobby and Aldi.

MAJOR EMPLOYERS

- Maxwell-Gunter Air Force Base
- State of Alabama
- Montgomery Public Schools
- Baptist Health
- Hyundai Motor Manufacturing Alabama

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 Mile	10 Mile	20 Mile
2022 Population	88,236	209,374	328,155
2027 Projected Population	89,370	210,165	330,299
2022 Avg. Household Income	\$90,259	\$77,814	\$75,411
2022 Households	37,929	85,765	130,500
DRIVE TIME	20 Minute	30 Minute	60 Minute
2022 Population	186,493	238,005	457,235
2027 Projected Population	187,402	239,256	455,560
2022 Avg. Household Income	\$77,902	\$75,483	\$71,481
2022 Households	77,193	96,689	181,238

CONTACT INFORMATION

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BERRYHILL CORNER OUTPARCELS
GENERAL INFORMATION/DEMOGRAPHICS



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BERRYHILL CORNER OUTPARCELS AERIAL / RETAILERS



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BERRYHILL CORNER OUTPARCELS SITE PLAN



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