

## MARKET INFORMATION

- Alexander City is located on the shores of beautiful Lake Martin, a 44,000-acre freshwater 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. They have also announced the construction of a new golf course that will be the defining centerpiece for Lake Martin's luxury newest luxury residential development, The Heritage. The new golf course has an estimated completion of early 2023.
- 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, a 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.
- An 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.
- The new Benjamin Russell High School is being built with a projected completion date of August 2023. The 219,000 square-foot facility will accommodate about 1,500 students.



## 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

Leasing By:



**Jim Wilson & Associates, LLC**

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024  
334 260 2500 (t) | 334 260 2533 (f) | [jwacompanies.com](http://jwacompanies.com)

## THE CENTER

46,791 square foot grocery store with a 21,500 square foot junior anchor, shops and 7 outparcels.

## PROJECTED OPENING DATE

Spring 2023

## 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	10 Mile Radius	15 Mile Radius	20 Mile Radius
2021 Estimated Population	24,503	39,347	51,020
2026 Projected Population	24,081	38,990	50,648
2021 Avg Household Income	\$60,777	\$60,772	\$61,592
2021 Households	10,296	16,713	21,650

DRIVE TIME	10 Minute	15 Minute	20 Minute
2021 Estimated Population	14,760	20,677	26,260
2026 Projected Population	14,446	20,292	25,797
2021 Avg. Household Income	\$55,282	\$59,900	\$58,586
2021 Households	6,131	8,664	10,941

## CONTACT INFORMATION

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*Senior Vice President of Leasing*

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GENERAL INFORMATION/DEMOGRAPHICS

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# ALEXANDER CITY, ALABAMA

## AERIAL / RETAILERS

Leasing By:

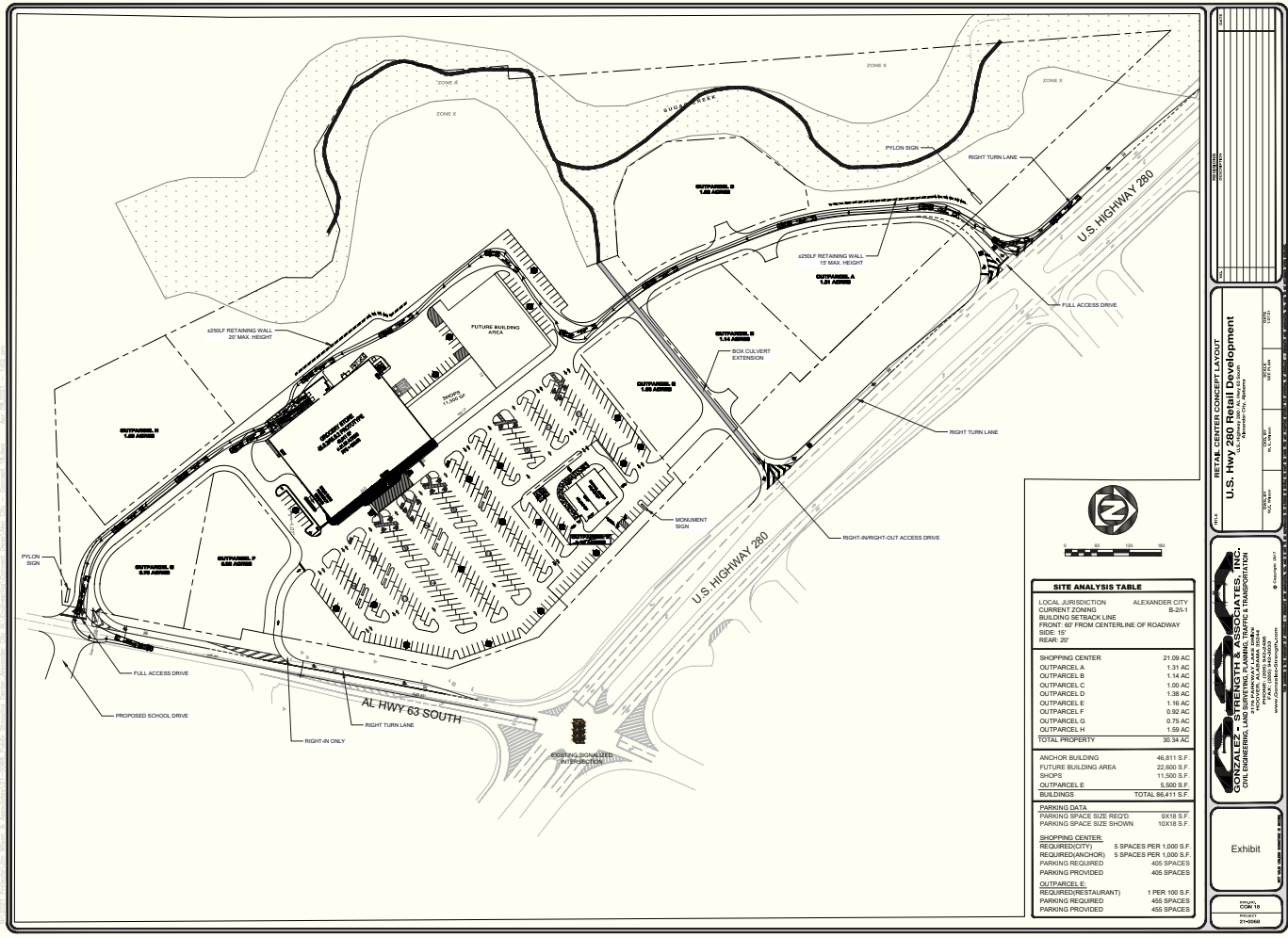


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# ALEXANDER CITY, ALABAMA

## SITE PLAN

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