

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.

- | | |
|-----------------------|-----------|
| ▪ Montgomery, Alabama | 51 miles |
| ▪ Birmingham, Alabama | 72 miles |
| ▪ Atlanta, Georgia | 123 miles |

ALEXANDER CITY, ALABAMA
MARKET INFORMATION

Leasing By:



Jim Wilson & Associates, LLC

2660 East Chase Lane, Suite 100, Montgomery, Alabama 36117-7024
334 260 2500 (t) | 334 260 2533 (f) | jwaccompanies.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	15 Mile	20 Mile
2021 Population	24,939	39,247	51,782
2026 Projected Population	24,572	38,889	51,466
2021 Avg Household Income	\$61,033	\$62,169	\$62,410
2021 Households	10,382	16,587	21,937
DRIVE TIME	10 Minute	15 Minute	20 Minute
2021 Population	15,089	21,041	26,611
2026 Projected Population	14,822	20,677	26,181
2021 Avg. Household Income	\$54,071	\$59,753	\$59,005
2021 Households	6,202	8,714	11,002

CONTACT INFORMATION

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ALEXANDER CITY, ALABAMA
GENERAL INFORMATION/DEMOGRAPHICS

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ALEXANDER CITY, ALABAMA

AERIAL / RETAILERS

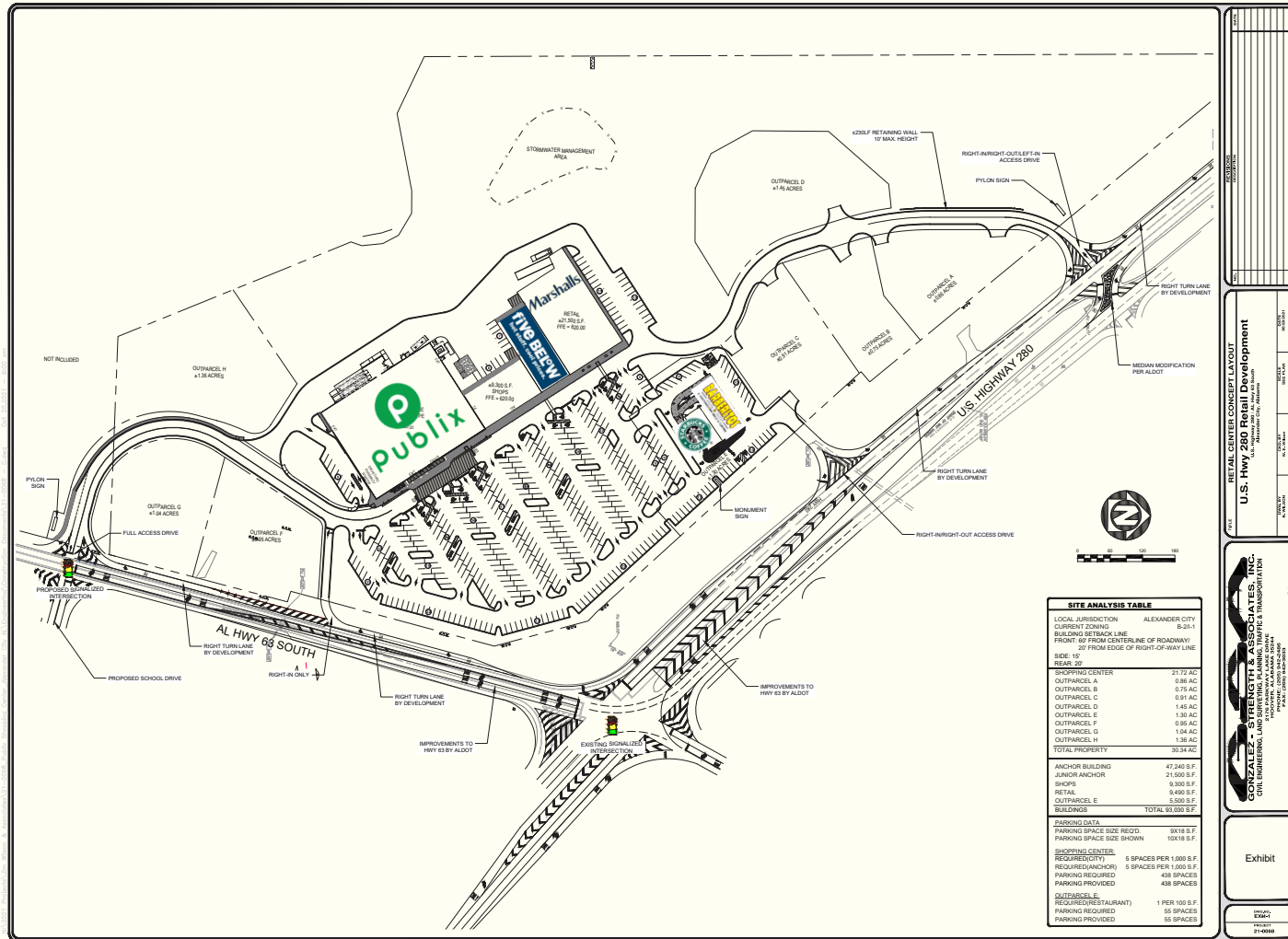
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ALEXANDER CITY, ALABAMA

SITE PLAN

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