

An aerial photograph of a large lake with several islands. The islands are covered in lush green trees and have several houses with swimming pools and docks. A winding road connects the islands. The water is dark blue, and there are some small boats visible.

THE GATEWAY AT LAKE MARTIN

**THE GATEWAY AT LAKE MARTIN
ALEXANDER CITY, ALABAMA**

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

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, The Heritage. The Wicker Point Golf Club is the centerpiece for Russell Lands' The Heritage.
- 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

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THE CENTER

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

PROJECTED OPENING DATE

Fall 2024

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
2022 Population	24,388	38,874	51,493
2027 Projected Population	24,572	38,889	51,466
2022 Avg Household Income	\$60,881	\$63,033	\$62,278
2022 Households	10,061	16,332	21,664

DRIVE TIME	10 Minute	15 Minute	20 Minute
2022 Population	14,814	20,289	25,686
2027 Projected Population	14,822	20,677	26,181
2022 Avg. Household Income	\$55,648	\$59,033	\$59,389
2022 Households	6,038	8,317	10,775

CONTACT INFORMATION

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THE GATEWAY AT LAKE MARTIN
GENERAL INFORMATION/DEMOGRAPHICS

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AERIAL / RETAILERS

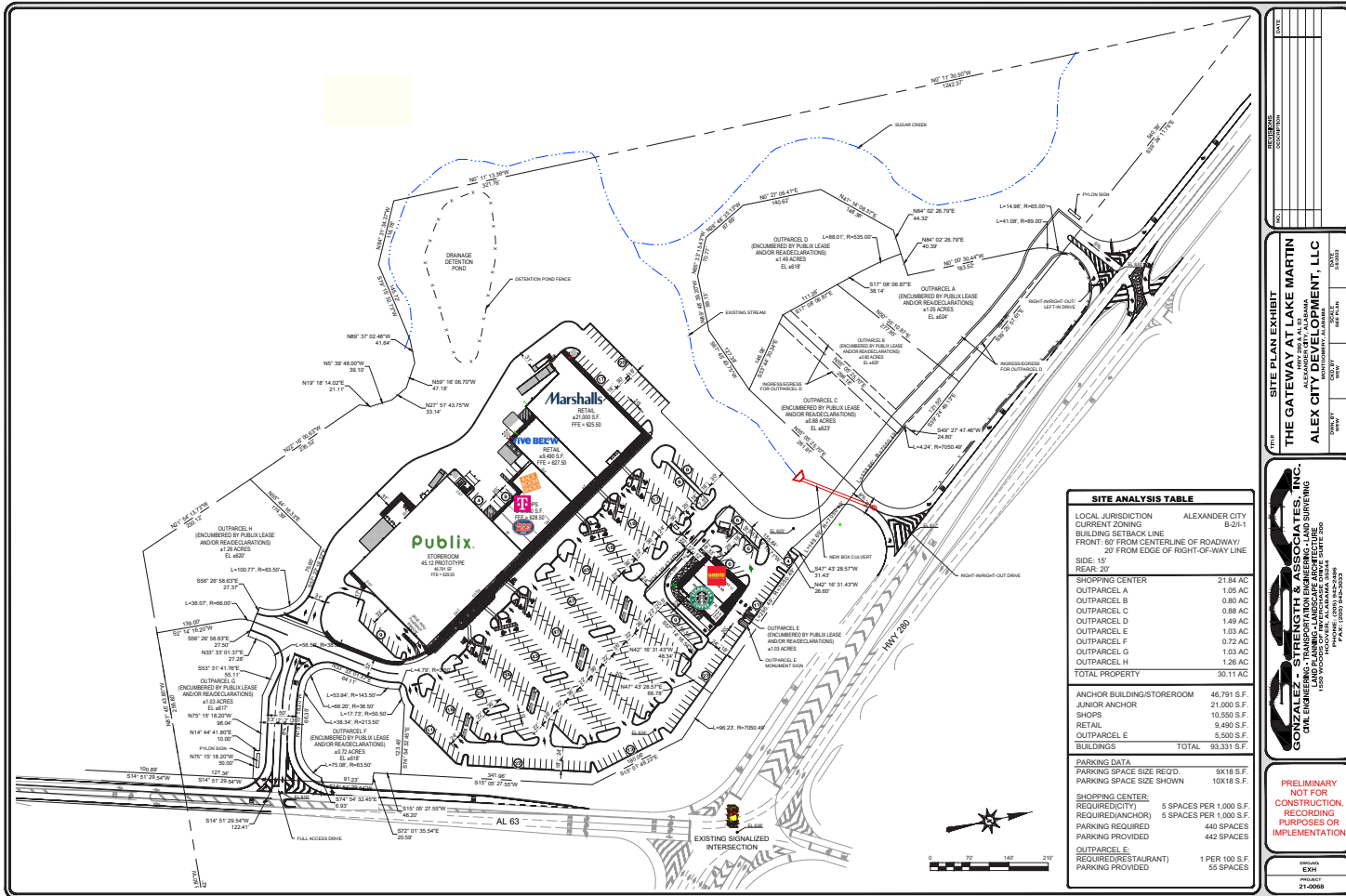
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THE GATEWAY AT LAKE MARTIN
 ALEXANDER CITY, ALABAMA
 PREPARED BY
ALEX CITY DEVELOPMENT, LLC

STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING
 LAND PLANNING & LANDSCAPE ARCHITECTURE
 10000 WOODLAND BOULEVARD, SUITE 100
 MONTGOMERY, ALABAMA 36117-7024
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PRELIMINARY
 NOT FOR
 CONSTRUCTION,
 RECORDING
 PURPOSES OR
 IMPLEMENTATION

DATE: 08/11/2016
 DRAWN: JWA
 PROJECT: 21-0066

THE GATEWAY AT LAKE MARTIN

SITE PLAN

Leasing By:



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