

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. A winding road connects the islands. The water is dark blue, and there are some boats visible. A semi-transparent grey banner is overlaid across the middle of the image.

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.



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.

FEATURED TENANTS

Publix, Marshalls, Five Below, Rack Room Shoes, T-mobile, Jersey Mikes and Starbucks.

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
2024 Population	23,491	41,199	53,977
2028 Projected Population	23,685	41,333	53,728
2024 Avg Household Income	\$79,500	\$86,420	\$87,112
2024 Households	9,973	17,947	23,471
DRIVE TIME	10 Minute	15 Minute	20 Minute
2024 Population	9,054	14,077	18,103
2028 Projected Population	9,759	14,907	19,729
2024 Avg. Household Income	\$66,164	\$69,206	\$68,167
2024 Households	3,812	5,907	7,543

CONTACT INFORMATION

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Senior Vice President of Leasing

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THE GATEWAY AT LAKE MARTIN
GENERAL INFORMATION / DEMOGRAPHICS

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AERIAL / RETAILERS

Leasing By:

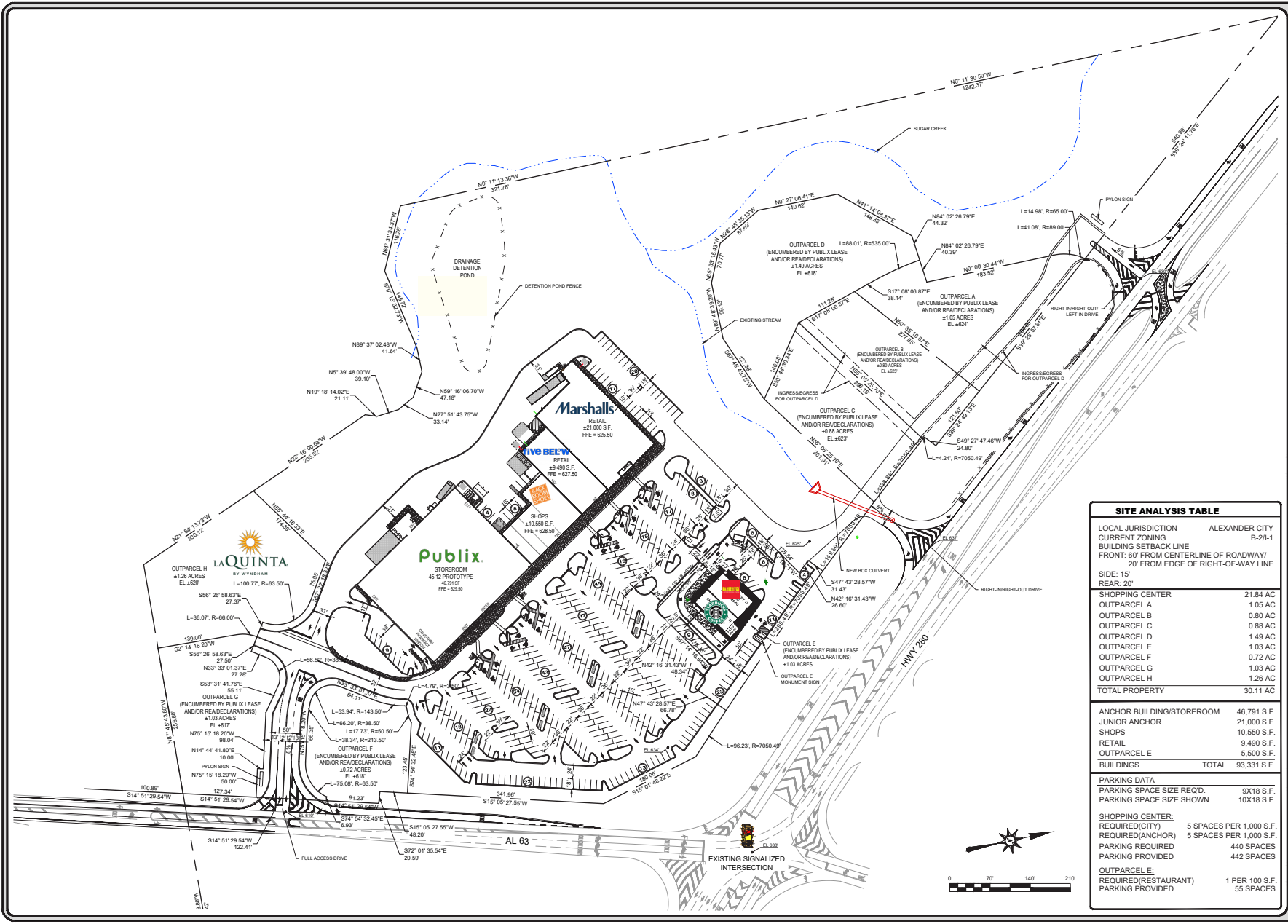


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SITE ANALYSIS TABLE	
LOCAL JURISDICTION	ALEXANDER CITY
CURRENT ZONING	B-21-1
BUILDING SETBACK LINE	FRONT: 60' FROM CENTERLINE OF ROADWAY/ 20' FROM EDGE OF RIGHT-OF-WAY LINE
SIDE: 15'	
REAR: 20'	
SHOPPING CENTER	21.84 AC
OUTPARCEL A	1.05 AC
OUTPARCEL B	0.80 AC
OUTPARCEL C	0.88 AC
OUTPARCEL D	1.49 AC
OUTPARCEL E	1.03 AC
OUTPARCEL F	0.72 AC
OUTPARCEL G	1.03 AC
OUTPARCEL H	1.26 AC
TOTAL PROPERTY	30.11 AC
ANCHOR BUILDING/STOREROOM	46,791 S.F.
JUNIOR ANCHOR	21,000 S.F.
SHOPS	10,550 S.F.
RETAIL	9,490 S.F.
OUTPARCEL E	5,500 S.F.
BUILDINGS TOTAL	93,331 S.F.
PARKING DATA	
PARKING SPACE SIZE REQ'D	9X18 S.F.
PARKING SPACE SIZE SHOWN	10X18 S.F.
SHOPPING CENTER:	
REQUIRED(CITY)	5 SPACES PER 1,000 S.F.
REQUIRED(ANCHOR)	5 SPACES PER 1,000 S.F.
PARKING REQUIRED	440 SPACES
PARKING PROVIDED	442 SPACES
OUTPARCEL E:	
REQUIRED(RESTAURANT)	1 PER 100 S.F.
PARKING PROVIDED	55 SPACES

FILE: SITE PLAN EXHIBIT
DATE:
REVISIONS:
 NO. DESCRIPTION DATE
 1.00
THE GATEWAY AT LAKE MARTIN
 ALEXANDER CITY, ALABAMA
 HWY 280 & AL 63
ALEX CITY DEVELOPMENT, LLC
 TOWNSHIP: AL 63
 COUNTY: ALABAMA
 SCALE: SEE PLAN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

GONZALEZ - STRENGTH & ASSOCIATES, INC.
 ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING
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DWG. NO.: EXH
 PROJECT: 21-0068

THE GATEWAY AT LAKE MARTIN

SITE PLAN

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