

M A R K E T I N F O R M A T I O N

- The Shops at Redstone Gateway, located on Redstone Arsenal, presents an ideal setting to serve those companies working with the U.S. Army and other government-based operations on Redstone Arsenal.
- Huntsville, Alabama is geographically near the center of the southeastern United States, with more than 4 million people within a 100-mile radius.
- Home to the University of Alabama at Huntsville and Alabama A&M University, as well as several extension campuses for schools including the Georgia Institute of Technology, Athens State University, Florida Institute of Technology and Embry-Riddle Aeronautical University.
- Huntsville is the largest city in the state. - *U.S. Census 2020*
- Huntsville is home to Huntsville International Airport, Monte Sano State Park, Big Springs International Park, the U.S. Space and Rocket Center, Marshall Space Flight Center, Huntsville Botanical Garden, the Von Braun Center and the Alabama Constitutional Village.
- U.S. News & World Report named Huntsville No. 2 as 2024 Most Affordable Places to Live; Trulia listed Huntsville as one of the top “Best Places to Live” for America’s New Tech Hubs; and the U.S. Census 2020 showed Huntsville to be Alabama’s largest metropolitan area.



L O C A T I O N

Located at Gate 9 of Redstone Arsenal at the intersection of Interstate 565 and Rideout Road. Huntsville is served by U.S. Highways 72, 231 and 431, and linked to I-65 by Interstate 565.

■ Birmingham, Alabama	100 miles
■ Nashville, Tennessee	110 miles
■ Atlanta, Georgia	200 miles
■ Memphis, Tennessee	219 miles

THE CENTER

40,000 square feet of retail shop space plus outparcels, free-standing sites and build-to-suit opportunities

THE DEVELOPMENT

Redstone Gateway is a mixed-use, master-planned business park on Redstone Arsenal. Located on a 470-acre tract of land at the entrance to Redstone Arsenal, Redstone Gateway, upon build-out, will include over 4.5 million square feet of office space, including educational facilities, two hotels, retail shop space and restaurants in a corporate campus environment marked by Class A office buildings, extensive landscaping and park venues. This multi-year build-out will be completed in phases that includes office, retail and hospitality components with over 1.2 million square feet of office space built and occupied.

MAJOR EMPLOYERS

- U.S. Army / Redstone Arsenal
- NASA / Marshall Space Flight Center
- Huntsville Hospital System
- The Boeing Company
- Huntsville City Schools
- Mazda Toyota Manufacturing

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 Mile	10 Mile	20 Mile
2024 Population	101,689	309,387	543,373
2029 Projected Population	112,364	338,935	597,011
2024 Avg. Household Income	\$92,923	\$119,060	\$119,404
2024 Households	45,937	130,984	221,860
DRIVE TIME	10 Minute	15 Minute	20 Minute
2024 Population	63,090	147,932	229,263
2029 Projected Population	71,166	163,976	250,652
2024 Avg. Household Income	\$76,591	\$95,023	\$109,478
2024 Households	29,902	68,316	99,772

- Average traffic entering Gate 9 is 21,000 cars / day.
- Redstone Arsenal's daytime population is 41,000.

CONTACT INFORMATION

Woody Rush
Senior Vice President of Leasing
334.260.2524
w.rush@jwacompanies.com

A joint venture development between COPT Defense Properties and Jim Wilson & Associates, LLC.

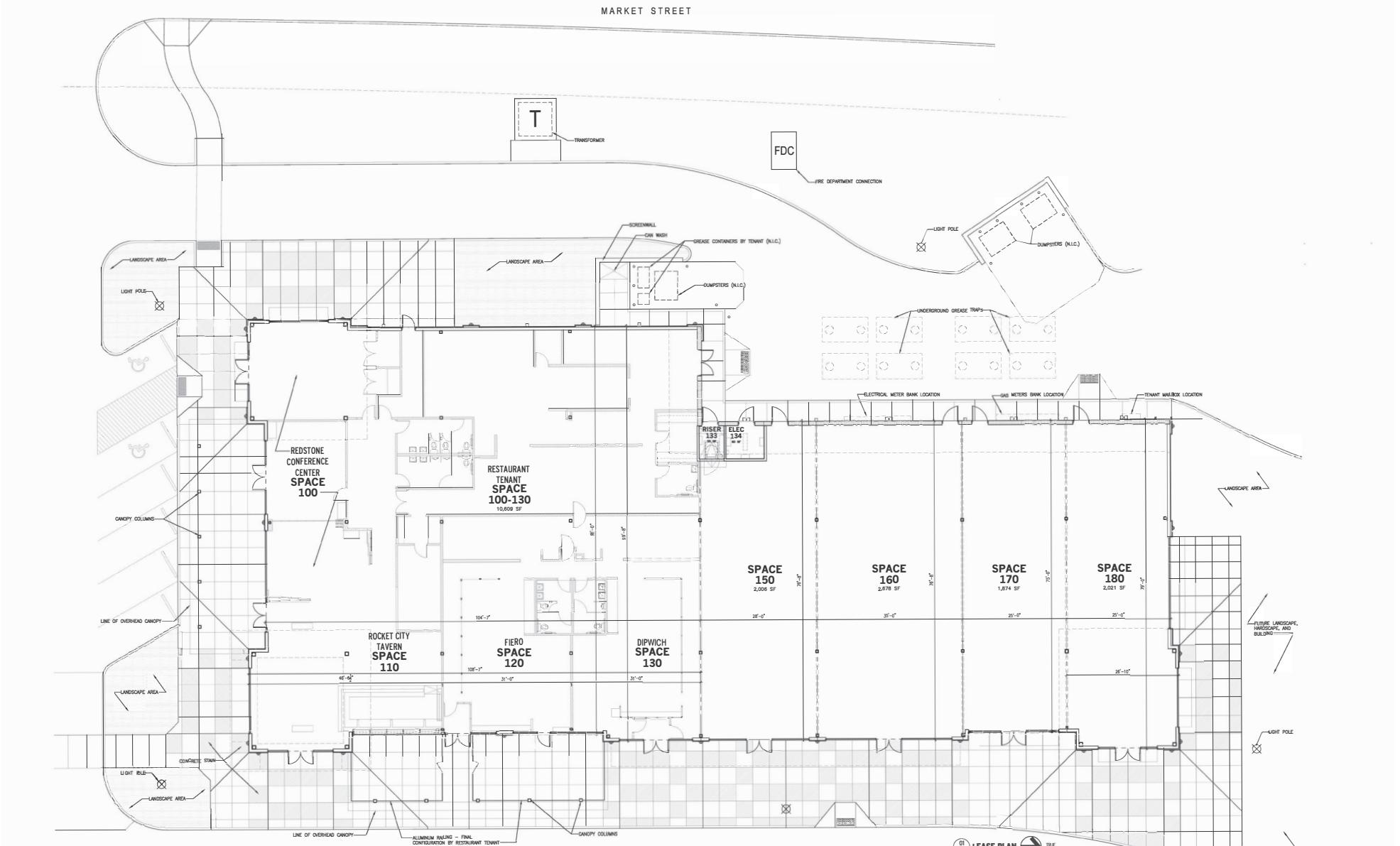


REDSTONE GATEWAY

MASTER PLAN

redstonegateway.com
huntsville, al



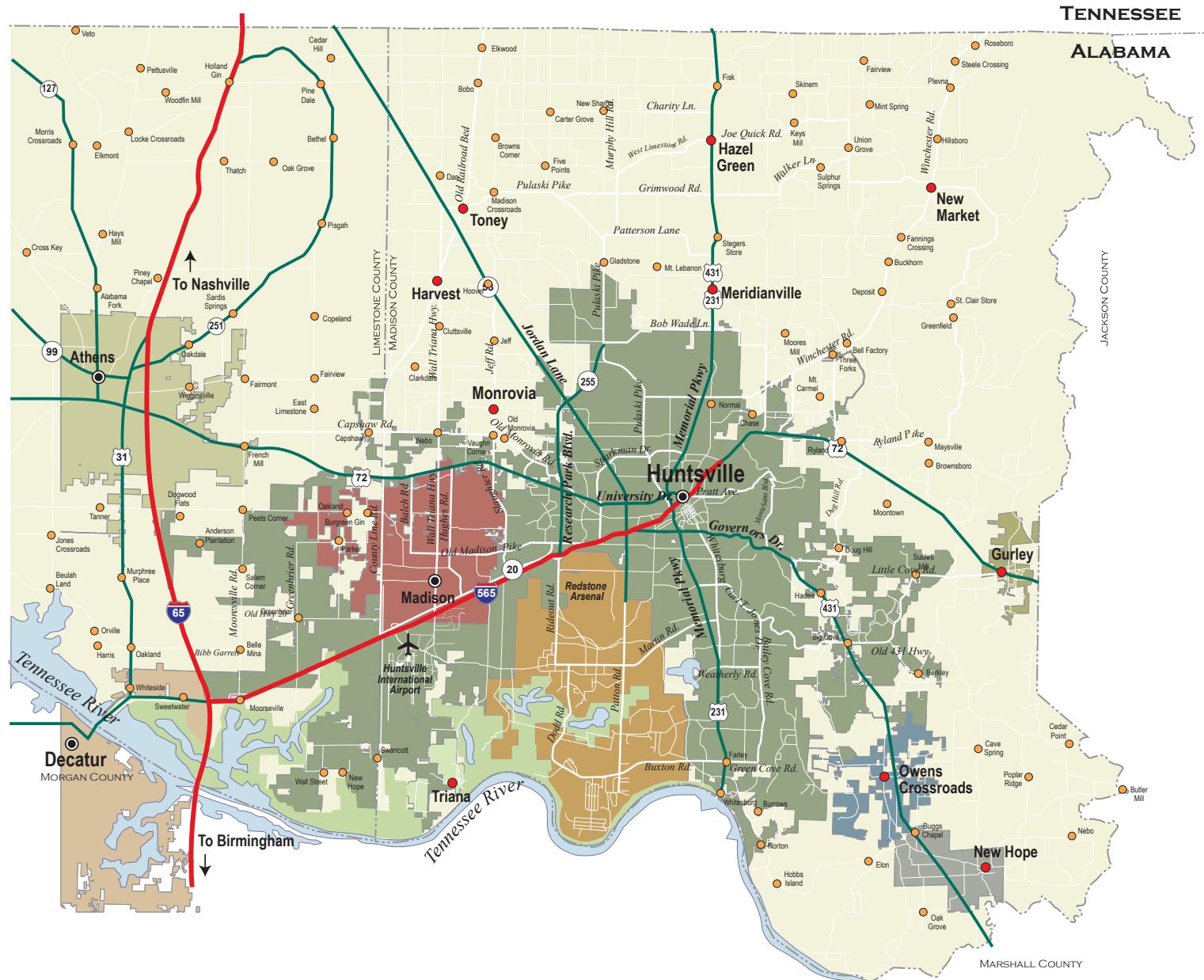


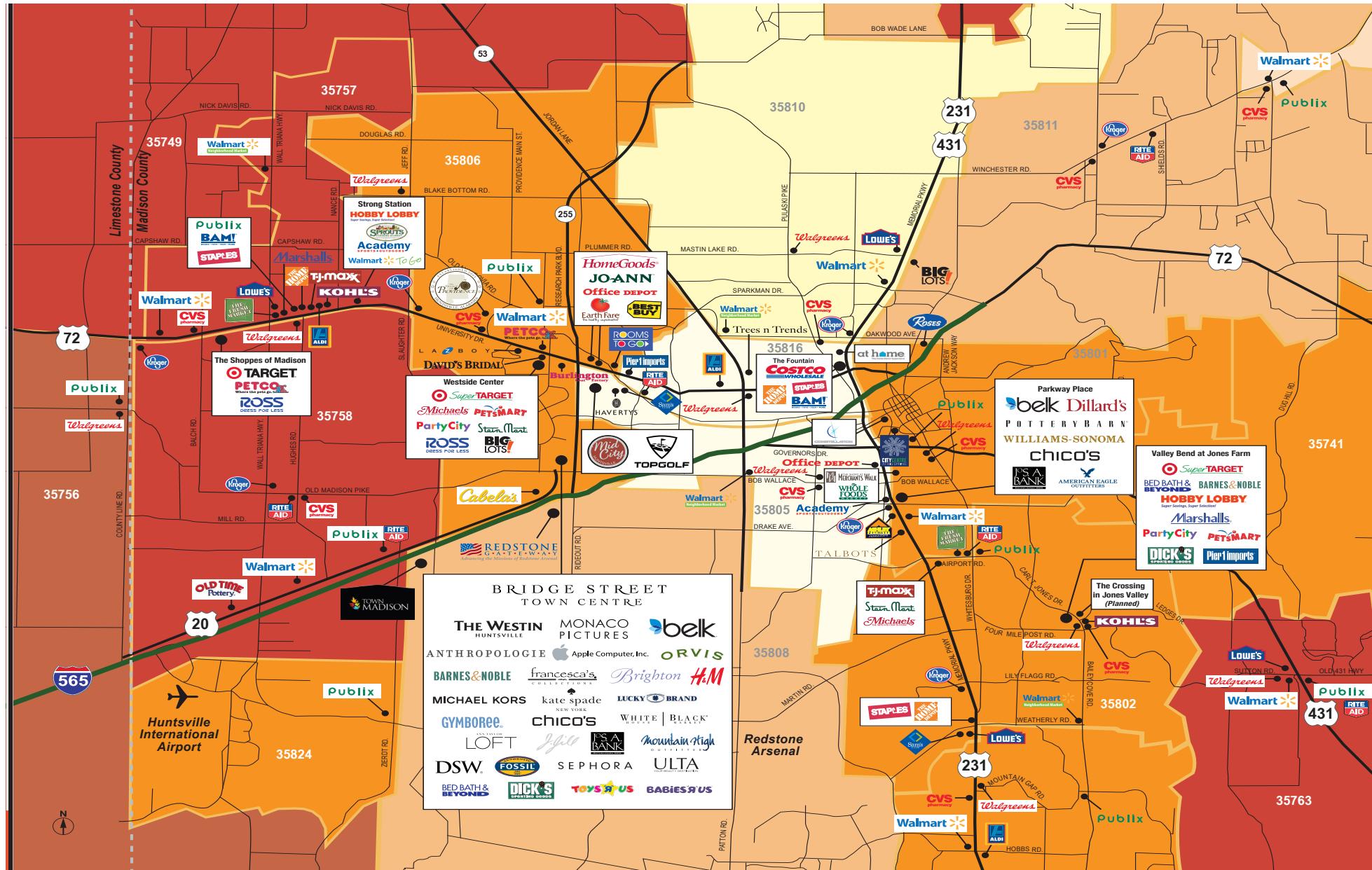
2660 EastChase Lane, Suite 100
Montgomery, Alabama 36117
334.260.2500
jwacompanies.com

THE SHOPS AT REDSTONE GATEWAY

LEASE PLAN







JIM WILSON
& ASSOCIATES

2660 EastChase Lane, Suite 100
Montgomery, Alabama 36117
334.260.2500
jwacompanies.com

THE SHOPS AT REDSTONE GATEWAY

AREA RETAIL



HUNTSVILLE REGIONAL MARKET

35 Miles 50 Miles Trade Area

POPULATION

	35 Miles	50 Miles	Trade Area
Population	661,343	987,655	1,126,580
Projected Annual Growth	1.1%	0.9%	0.8%
Male	338,501	501,425	568,941
Female	347,267	515,288	588,193
White Alone	513,539	801,106	913,431
Black Alone	118,575	132,939	151,916
Asian Alone	10,866	12,435	13,420
Other	18,363	41,175	47,813

Median Age 39.2 39.5 39.7

Aged 0 to 4 Years 41,003 61,944 69,727

Aged 5 to 9 Years 42,864 64,356 72,387

Aged 10 to 14 Years 44,432 66,119 74,416

Aged 15 to 19 Years 44,945 65,865 74,884

Aged 20 to 24 Years 45,663 65,914 76,113

Aged 25 to 34 Years 88,872 128,846 145,617

Aged 35 to 44 Years 87,506 129,718 146,364

Aged 45 to 54 Years 103,182 149,307 168,488

Aged 55 to 64 Years 89,166 132,884 152,548

Aged 65 to 74 Years 57,291 88,863 103,015

Aged 75 to 84 Years 30,417 46,766 54,455

Aged 85 Years and Older 10,425 16,131 19,120

HOUSEHOLDS

Households 273,900 403,288 461,434

Projected Annual Growth 1.2% 0.9% 0.8%

Average Household Size 2.45 2.47 2.46

Owner Occupied Housing Units 192,923 287,401 328,455

Renter Occupied Housing Units 80,977 115,886 132,979

Average Household Income \$66,918 \$81,521 \$60,169

Per Capita Income \$26,928 \$24,574 \$24,176

Source: ESRI, 2013 Estimates

35 Miles 50 Miles Trade Area

POPULATION

	35 Miles	50 Miles	Trade Area
Median Household Income (\$)	\$54,398	\$51,362	\$50,438
Less than \$15,000	38,846	64,302	76,112
\$15,000 to \$24,999	32,243	50,410	58,994
\$25,000 to \$34,999	30,691	46,438	54,024
\$35,000 to \$49,999	39,403	60,144	69,464
\$50,000 to \$74,999	48,614	72,355	81,276
\$75,000 to \$99,999	28,677	40,861	47,027
\$100,000 to \$149,999	33,801	43,121	47,044
\$150,000 to \$199,999	14,311	16,904	17,752
\$200,000 and Over	7,314	8,753	9,741

OCCUPATIONS (Pop 16+)

Management/Business/Financial	40,419	53,578	58,730
Professional/Technical	71,397	94,297	105,327
Sales	30,388	45,005	51,450
Administrative Support	36,879	51,863	59,701
Services	48,385	69,437	80,087
Farming/Fishing/Forestry	1,180	3,000	3,388
Production	26,258	45,005	50,964
Construction/Maintenance/Transportation	40,124	66,436	76,204

RETAIL SALES (\$000)

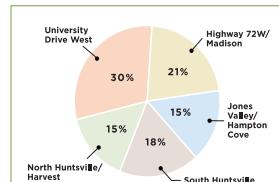
Total Retail Sales	\$7,138,017	\$10,110,740	\$11,731,476
Motor Vehicles Store Sales	\$1,370,025	\$1,991,840	\$2,506,878
Home Furnishings Stores Sales	\$108,947	\$153,663	\$187,318
Electrical and Appliances Stores	\$153,242	\$169,805	\$222,680
Building Materials and Garden Store Sales	\$288,142	\$406,960	\$475,877
Food and Beverage Store Sales	\$843,819	\$1,115,289	\$1,168,407
Health and Personal Care Stores Sales	\$780,501	\$1,020,356	\$1,126,534
Gasoline Stations Store Sales	\$536,323	\$898,866	\$1,112,464
Clothing and Accessories Store Sales	\$323,811	\$428,162	\$488,281
Sporting Goods Store Sales	\$149,684	\$180,483	\$200,931
General Merchandise Store Sales	\$1,574,875	\$1,245,553	\$2,482,513
Miscellaneous Store Sales	\$177,119	\$246,075	\$283,580
Nonstore Purchases Sales	\$271,395	\$579,761	\$545,126
Food Services	\$560,127	\$773,922	\$930,882



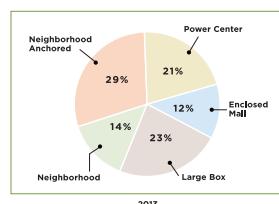
TRADE AREA (14 COUNTY REGION)



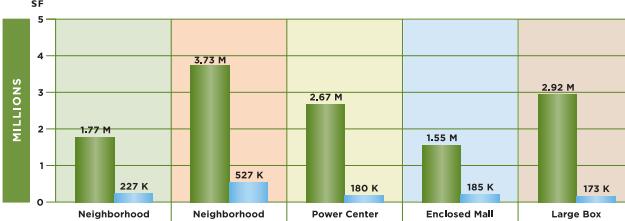
TOTAL RETAIL SF BY MARKET



TOTAL RETAIL SF BY TYPE



RETAIL OCCUPANCY BY TYPE

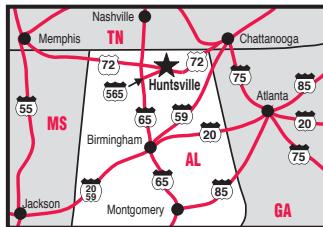


Source: Graham & Company



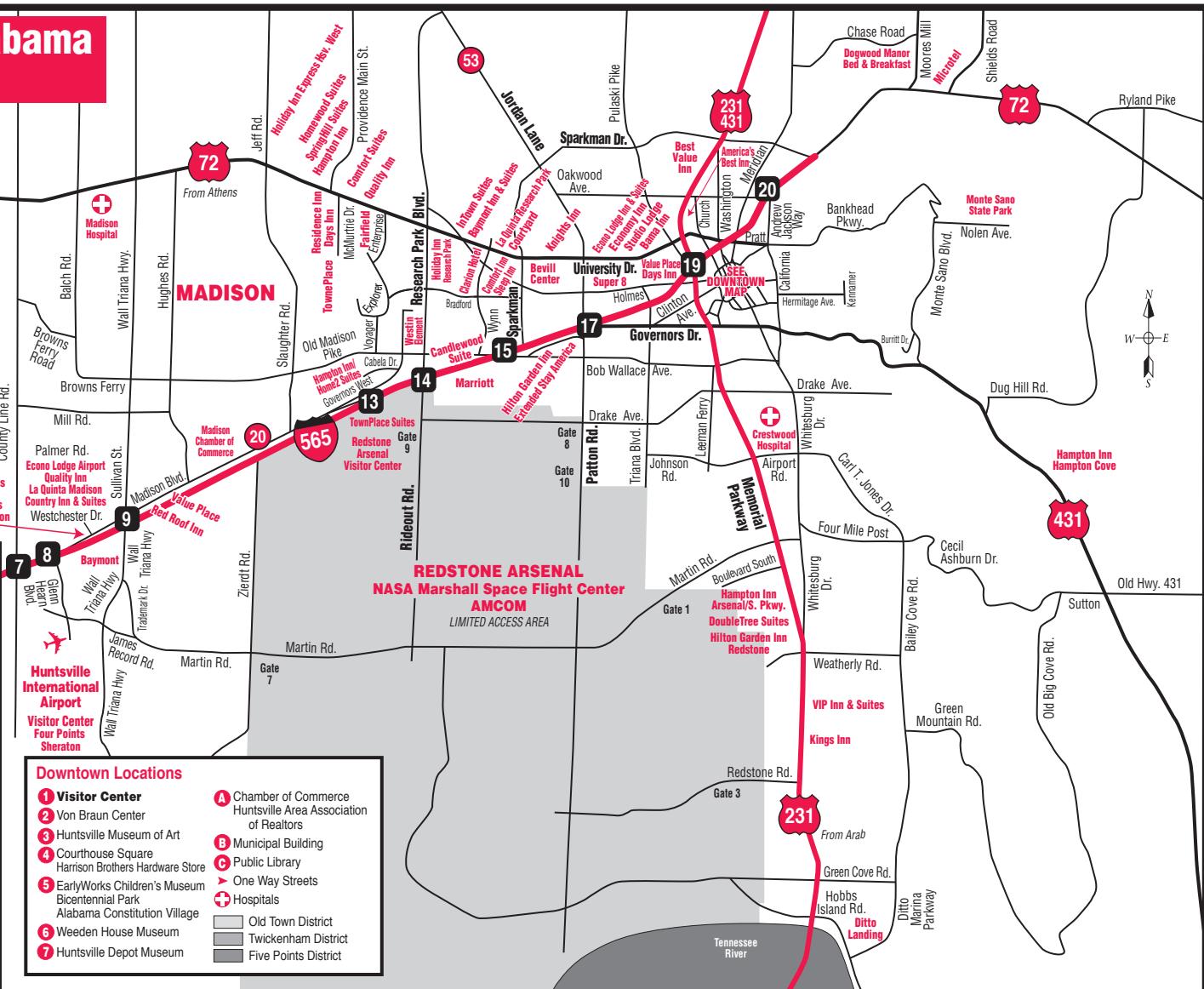
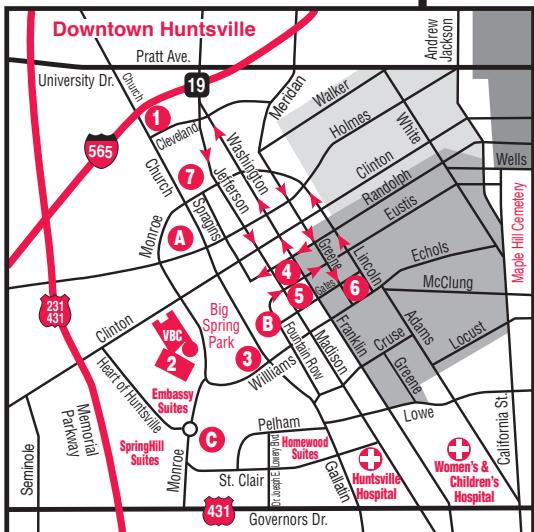
Huntsville & Madison, Alabama Area Accommodations

**Huntsville/Madison County
Convention & Visitors Bureau**
500 Church Street NW, Suite One • Huntsville, AL 35801
800-SPACE-4-U • 256-533-5723 • huntsville.org



I-565 Exits

- 1 I-65
- 7 County Line Road
- 8 Airport
- 9 Madison & Madison Historic District
- 13 Madison Boulevard
- 16 Redstone Arsenal/NASA
- 15 Space Center/UAH/Sparkman Drive
- 19 Downtown & VBC Historic Districts
- 20 Memorial Parkway
- U.S. 231 & 431
- Alabama A&M
- 20 Oakwood Avenue



©2018-1 Huntsville/Madison County Convention & Visitors Bureau



2660 EastChase Lane, Suite 100
Montgomery, Alabama 36117
334.260.2500
jwacompanies.com

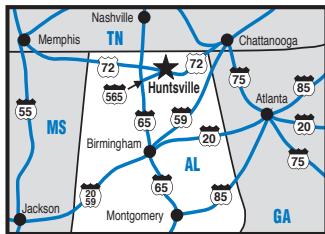
THE SHOPS AT REDSTONE GATEWAY

AREA ACCOMMODATIONS

Huntsville & Madison, Alabama Area Points of Interest

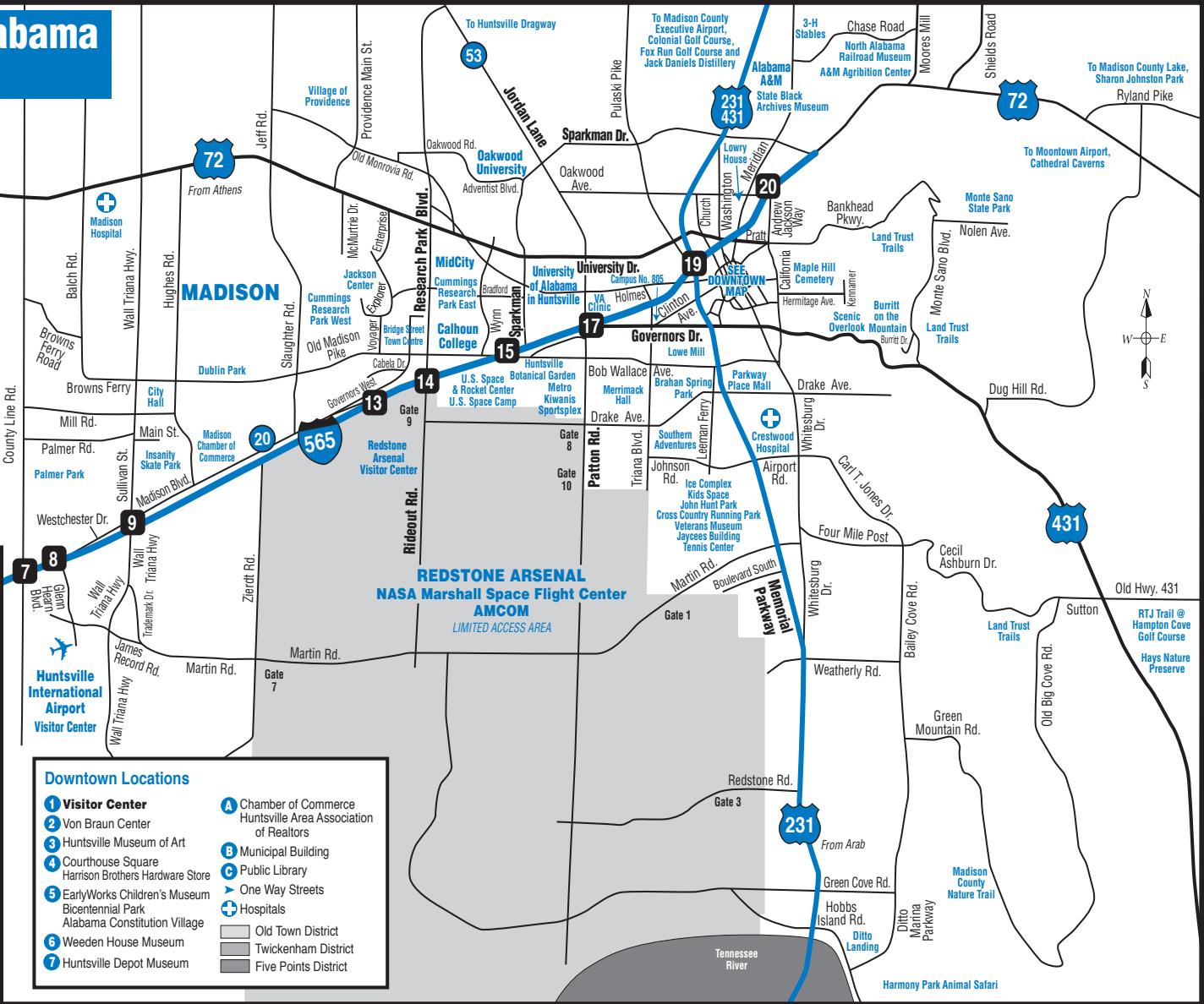
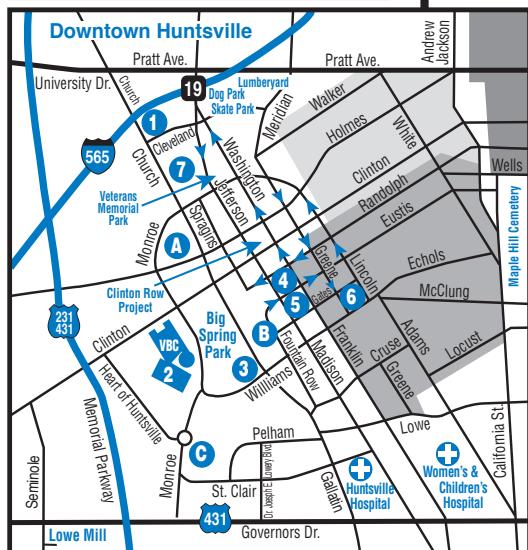
Huntsville/Madison County Convention & Visitors Bureau

500 Church Street NW, Suite One • Huntsville, AL 35801
800-SPACE-4-U • 205-533-5723 • huntsville.org



I-565 Exits

- 1 I-65
- 7 County Line Road
- 8 Airport
- 9 Madison & Madison Historic District
- 13 Madison Boulevard
- 14 Redstone Arsenal/NASA Space Center/UAH/Sparkman Drive
- 15 Space Center/UAH/Sparkman Drive
- 17 Governors Drive
- 19 Downtown & VBC Historic Districts
- 20 County Parkway
- U.S. 231 & 431
- Alabama A&M
- 20 Oakwood Avenue



©2018-1 Huntsville/Madison County Convention & Visitors Bureau