

MARKET INFORMATION

- 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.



LOCATION

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 |



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THE SHOPS AT REDSTONE GATEWAY
MARKET INFORMATION

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

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



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THE SHOPS AT REDSTONE GATEWAY
GENERAL INFORMATION / DEMOGRAPHICS



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THE SHOPS AT REDSTONE GATEWAY
AERIAL / RETAILERS

REDSTONE GATEWAY

MASTER PLAN

redstonegateway.com
huntsville, al



EXISTING: 2,446,000 SF
UNDER DEVELOPMENT: 50,100 SF
FUTURE: 3,400,000 SF
Excludes hotel, daycare and 41,600+ SF of retail space



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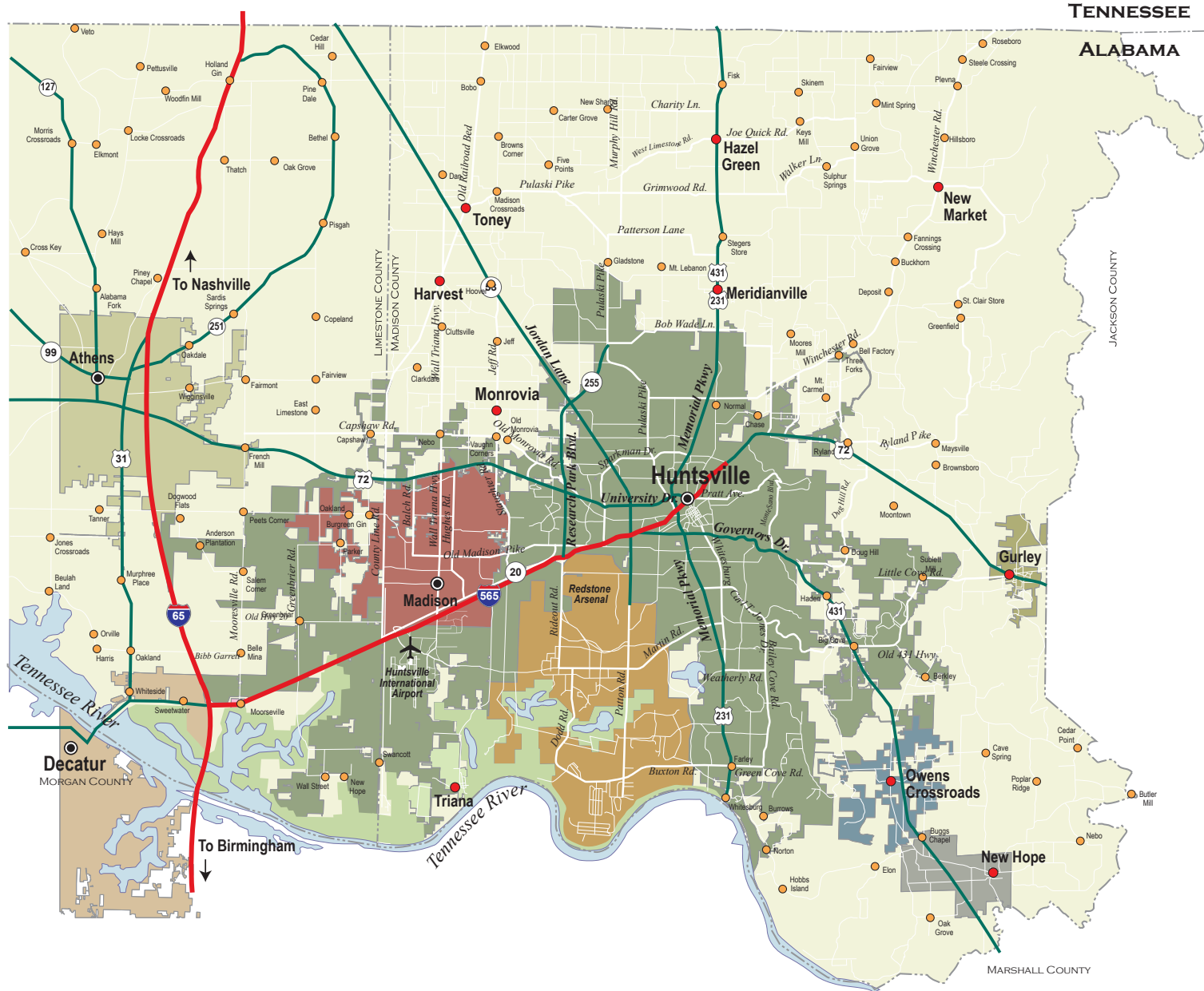
THE SHOPS AT REDSTONE GATEWAY MASTER PLAN



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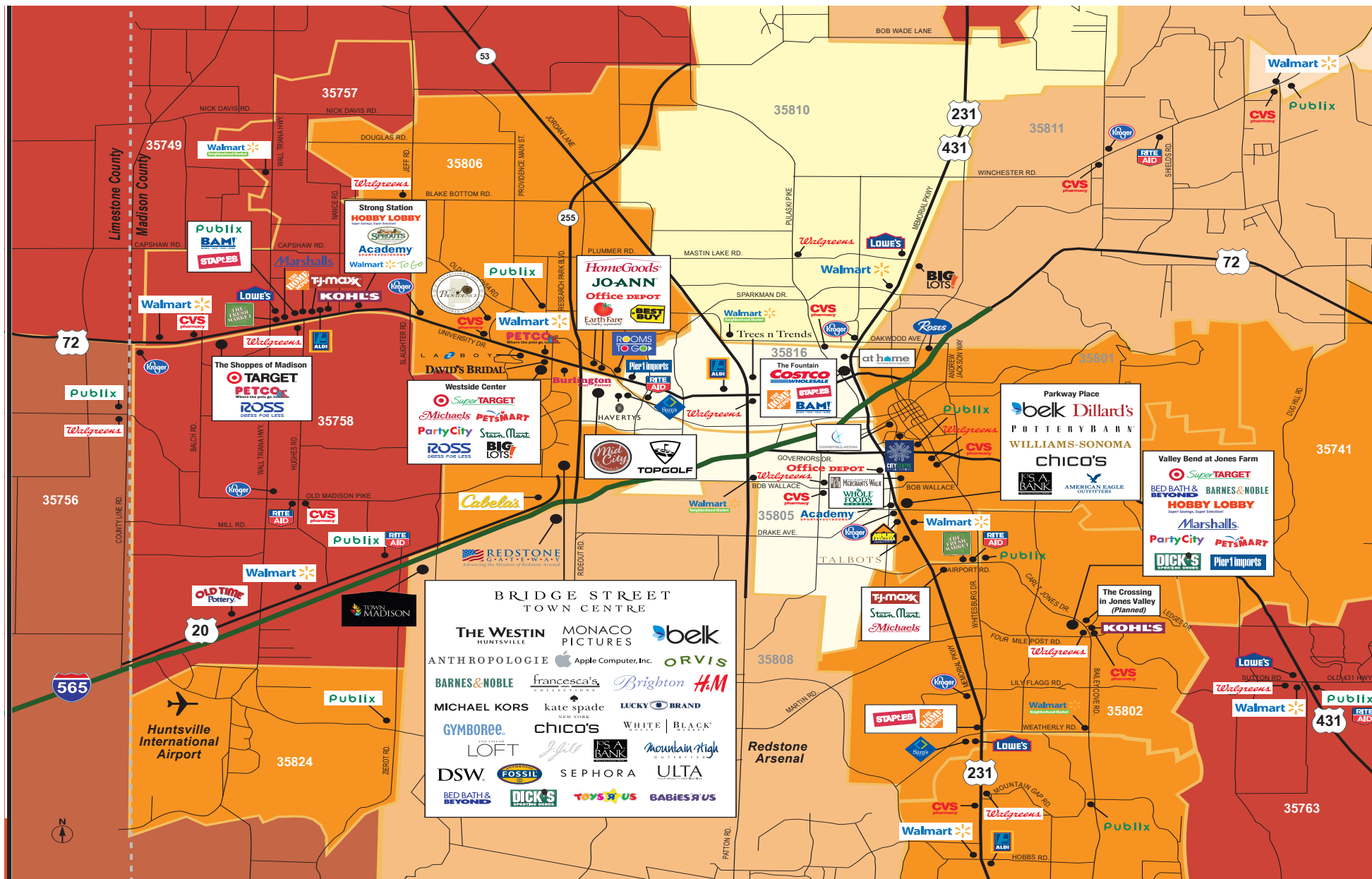
THE SHOPS AT REDSTONE GATEWAY
STOREFRONTS



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THE SHOPS AT REDSTONE GATEWAY
HUNTSVILLE METRO AREA



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THE SHOPS AT REDSTONE GATEWAY
AREA RETAIL



HUNTSVILLE REGIONAL MARKET

	35 Miles	50 Miles	Trade Area
POPULATION			
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

	35 Miles	50 Miles	Trade Area
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	66,865	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

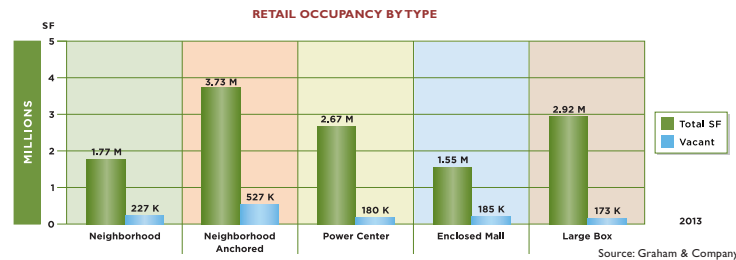
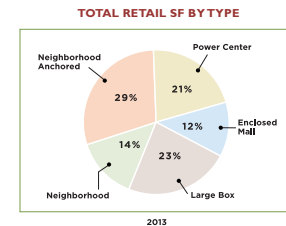
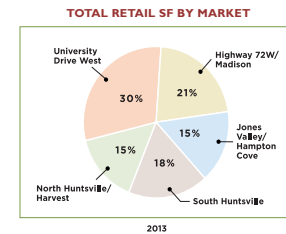
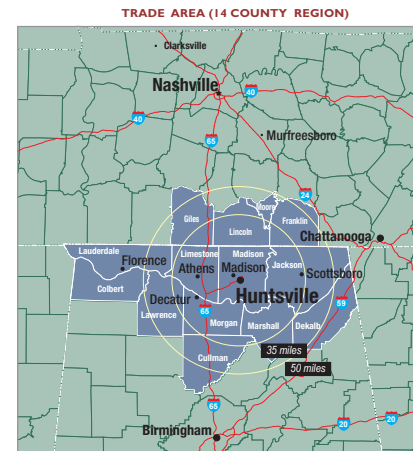
	35 Miles	50 Miles	Trade Area
HOUSEHOLDS			
Households	273,900	403,288	461,434
Projected Annual Growth	1.2%	0.9%	0.8%
Average Household Size	2.45	2.47	2.46
Owner Occupied Housing Units	192,923	287,401	328,455
Renter Occupied Housing Units	80,977	115,886	132,979
Average Household Income	\$66,918	\$61,521	\$60,169
Per Capita Income	\$26,928	\$24,574	\$24,176

	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	33,802	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

	35 Miles	50 Miles	Trade Area
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	3,398
Production	26,258	45,005	50,964
Construction/Maintenance/Transportation	40,124	66,436	76,204

	35 Miles	50 Miles	Trade Area
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 Store 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	\$2,145,553	\$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

Source: ESRI, 2013 Estimates



Source: Graham & Company

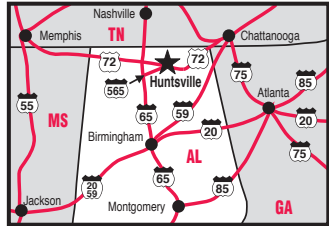


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THE SHOPS AT REDSTONE GATEWAY
HUNTSVILLE REGIONAL MARKET

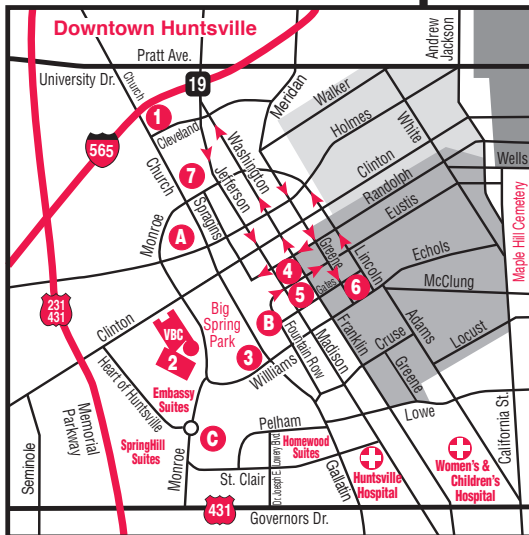
Huntsville & Madison, Alabama Area Accommodations

Huntsville/Madison County
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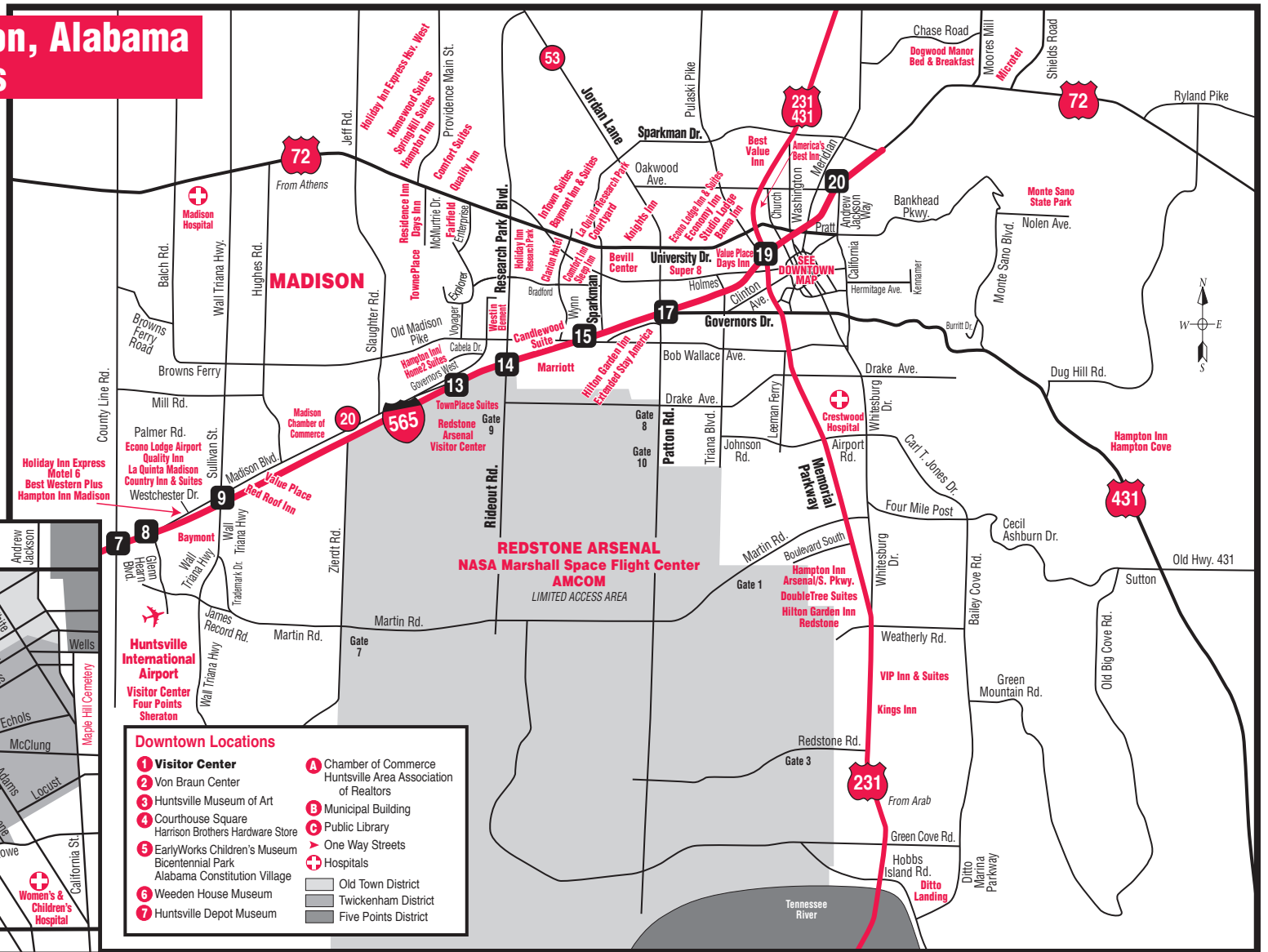
I-565 Exits

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



Downtown Locations

- | | |
|--------------------------------|---|
| 1 Visitor Center | A Chamber of Commerce Huntsville Area Association of Realtors |
| 2 Von Braun Center | B Municipal Building |
| 3 Huntsville Museum of Art | C Public Library |
| 4 Courthouse Square | One Way Streets |
| 5 EarlyWorks Children's Museum | Hospitals |
| 6 Bicentennial Park | Old Town District |
| 7 Weeden House Museum | Twickenham District |
| 8 Huntsville Depot Museum | Five Points District |



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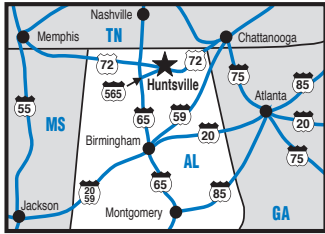
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THE SHOPS AT REDSTONE GATEWAY
AREA ACCOMMODATIONS

Huntsville & Madison, Alabama Area Points of Interest

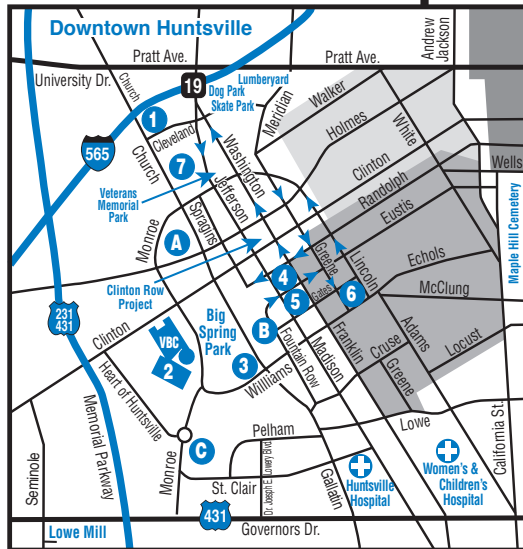
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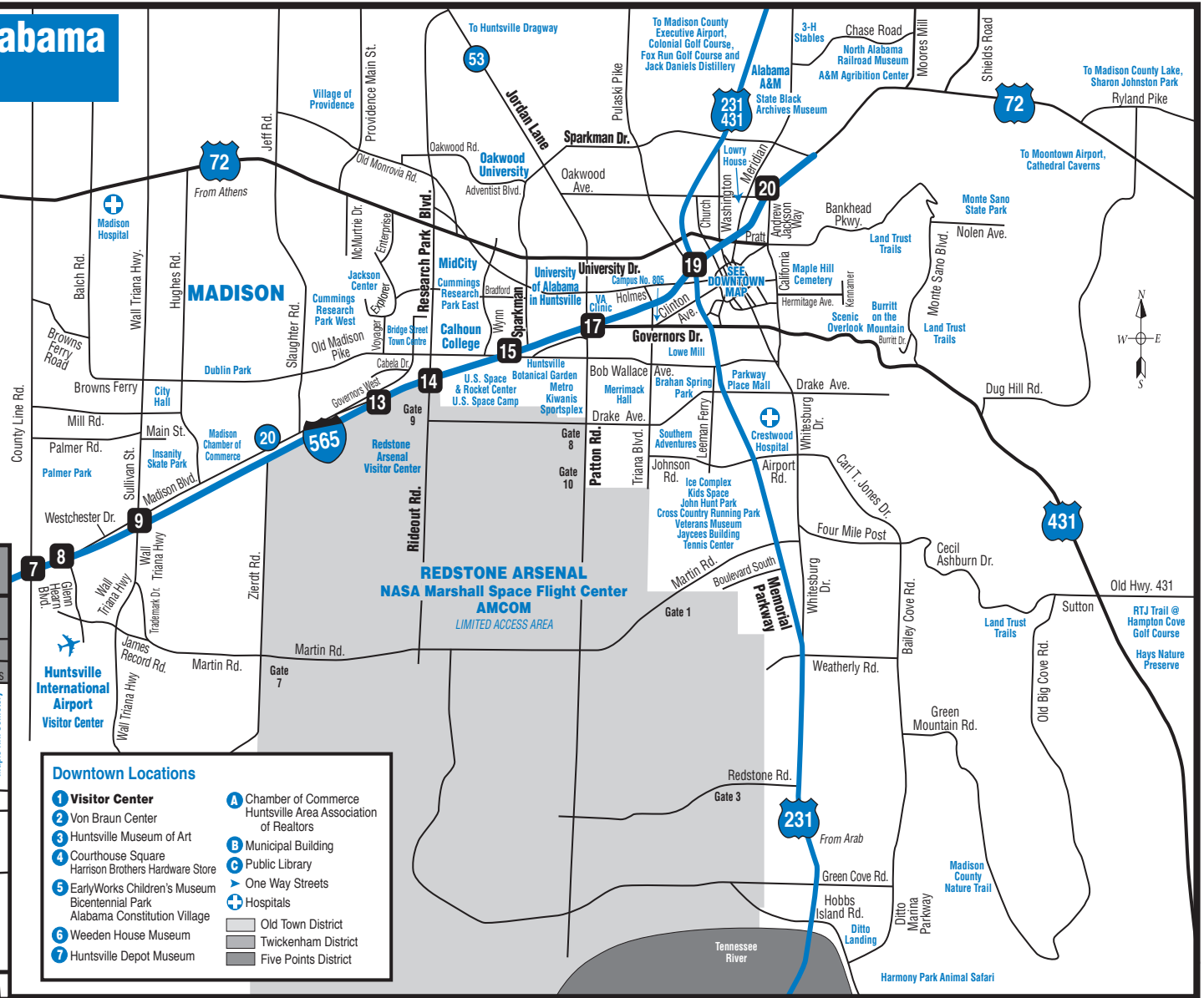
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THE SHOPS AT REDSTONE GATEWAY
AREA POINTS OF INTEREST