

## 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 2.5 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
2025 Population	101,565	314,981	559,589
2030 Projected Population	109,256	340,846	610,538
2025 Avg. Household Income	\$96,942	\$122,254	\$122,511
2025 Households	45,764	132,387	226,893

DRIVE TIME	10 Minute	15 Minute	20 Minute
2025 Population	66,042	153,882	238,098
2030 Projected Population	71,723	164,961	255,397
2025 Avg. Household Income	\$78,234	\$97,974	\$113,582
2025 Households	30,903	69,997	102,735

- Average traffic entering Gate 9 is 25,000 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



**REDSTONE GATEWAY**

**REDSTONE ARSENAL  
MILITARY RESERVATION**



**JIM WILSON  
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**THE SHOPS AT REDSTONE GATEWAY**  
 AERIAL / RETAILERS

# REDSTONE GATEWAY

# MASTER PLAN

redstonegateway.com  
huntsville, al



north

- EXISTING: 2,535,000 SF
- UNDER DEVELOPMENT: 251,100 SF\*
- FUTURE: 3,099,000 SF

*Excludes hotel, daycare and 41,600+ SF of retail space*



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## THE SHOPS AT REDSTONE GATEWAY MASTER PLAN

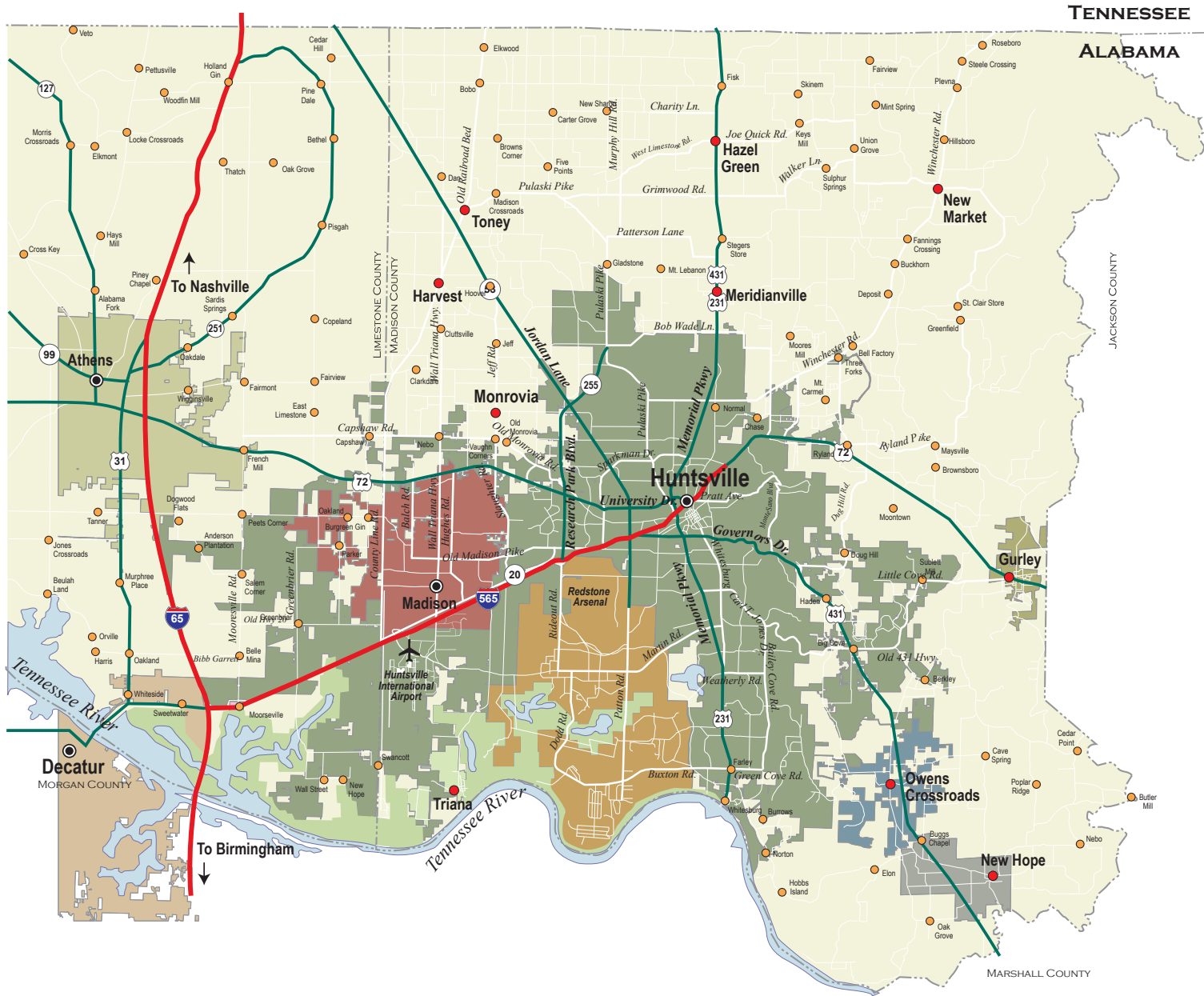




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THE SHOPS AT REDSTONE GATEWAY  
STOREFRONTS



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THE SHOPS AT REDSTONE GATEWAY  
HUNTSVILLE METRO AREA