



ALABAMA'S EXCITING NEW RETAIL HUB

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Central location in Alabaster, recently ranked 39th on
Money magazine's list of The Best Places to Live in
America in 2020



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District 31 is a stunning retail project designed to be nothing less than the premier shopping destination in the fastest growing area of Birmingham. At the prominent corner of I-65 and US Highway 31 in Alabaster, Alabama, this Power Lifestyle Destination Center will bring together a creative mix of shopping and dining to one of Alabama's top demographic areas.

- ▶ New 75-acre Power Lifestyle Center with anchor and retail shop availability
- ▶ Unparalleled visibility from Interstate 65 with over 103,000 VPD and over 40,000 VPD on US Highway 31
- ▶ Convenient to Alabaster, Alabama's "Medical Mile" with more than 1,000 healthcare professionals and 300+ types of medical services offered
- ▶ Near one of the largest schools in the state, comprised of 300-acres and more than 2,000 students
- ▶ High income primary trade area
- ▶ Modern, attractive design featuring an inviting main street plaza





LOCATION



District 31 is located on Interstate 65 between Birmingham and Montgomery with visibility to 103,000 vehicles per day (I-65) and 40,000 vehicles per day (US 31). With a trade area that extends south to Clanton in Chilton County, the project is surrounded by high-income households within a 10-mile radius of the site and several of the MSA's largest and fastest growing schools.*

Birmingham is the state's largest city with a population of approximately 212,000 and a Birmingham/Hoover MSA population of nearly 1,080,000. A city that boasts a vibrant and redeveloping downtown, a burgeoning loft community, a world-class culinary scene, and more green space per capita than any other city in the nation—making Birmingham one of America's most livable cities! The Birmingham MSA has consistently been rated as one of America's best places to live and work and continues to gain accolades for both its way of life and downtown revitalization. With more than 75 economic development projects, more than 2,000 new jobs and \$587 million in capital investment in 2016, the Birmingham metro has become a powerhouse in Alabama and the Southeast.

LARGEST EMPLOYERS

- ▶ University of Alabama Birmingham
- ▶ Regions Financial Corporation
- ▶ AT&T
- ▶ St. Vincent's Health System
- ▶ Baptist Health System, Inc.
- ▶ Alabama Power Company
- ▶ Children's Health System
- ▶ BBVA Compass
- ▶ Birmingham VA Medical Center
- ▶ Wells Fargo

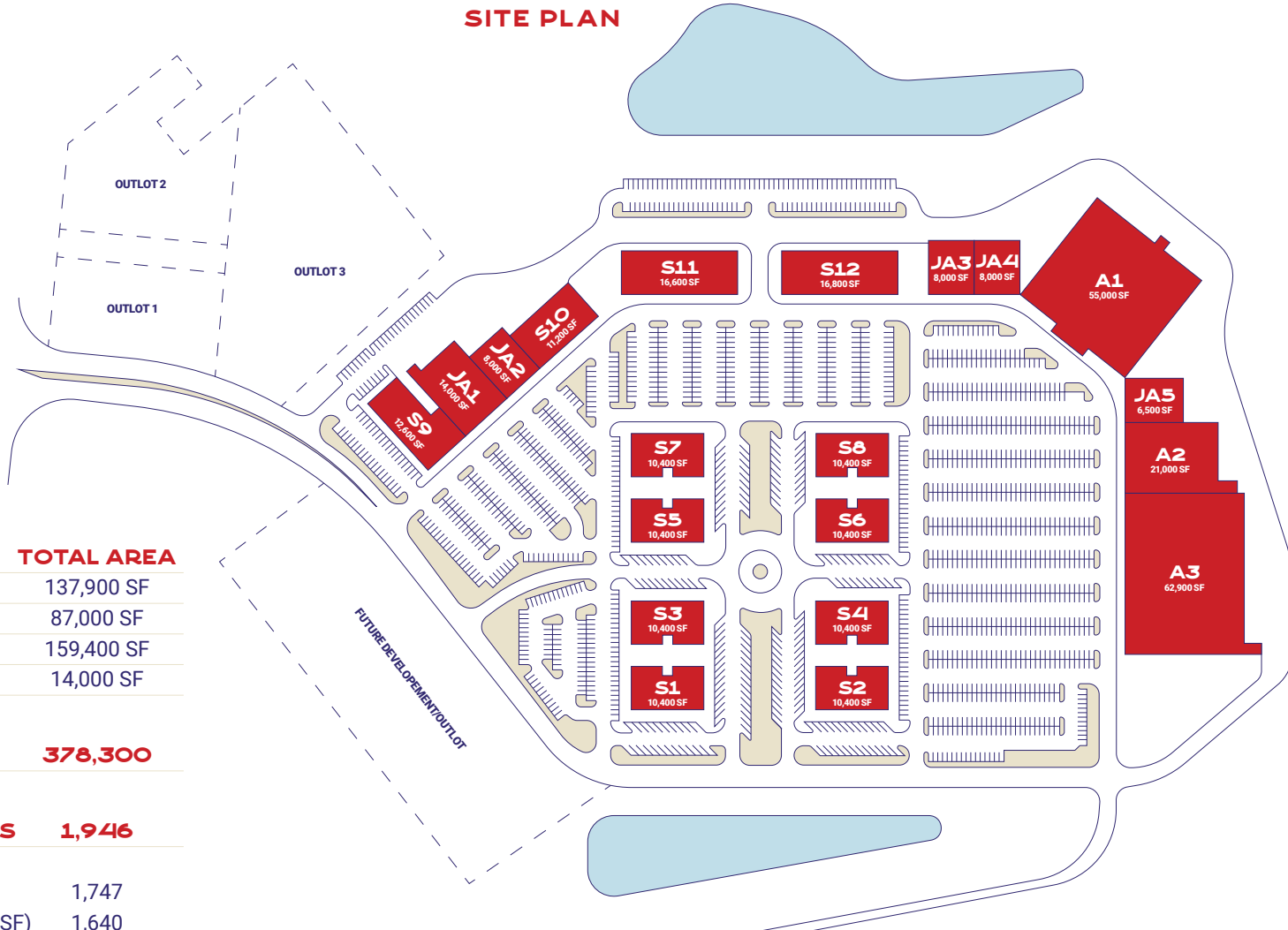
HOSPITAL INFO

- ▶ UAB 23,000 employees
- ▶ Kirklin Clinic 600+ employees
- ▶ VA Hospital 1,525 employees
- ▶ Children's Hospital 3,652 employees
- ▶ St. Vincent's Hospital 4,703 employees

**Birmingham, The Economic Engine of Alabama*



SITE PLAN



STORE	DESIGNATION	TOTAL AREA
A	Anchor	137,900 SF
JA	Junior Anchor	87,000 SF
S	Shops	159,400 SF
R	Restaurant	14,000 SF

BUILDING AREA **378,300**

TOTAL PARKING SPACES **1,946**

Retail

Spaces Provided	1,747
Spaces Required (4.5/1,000 SF)	1,640

Restaurants

Spaces Provided	199
Spaces Required (10/1,000 SF)	140



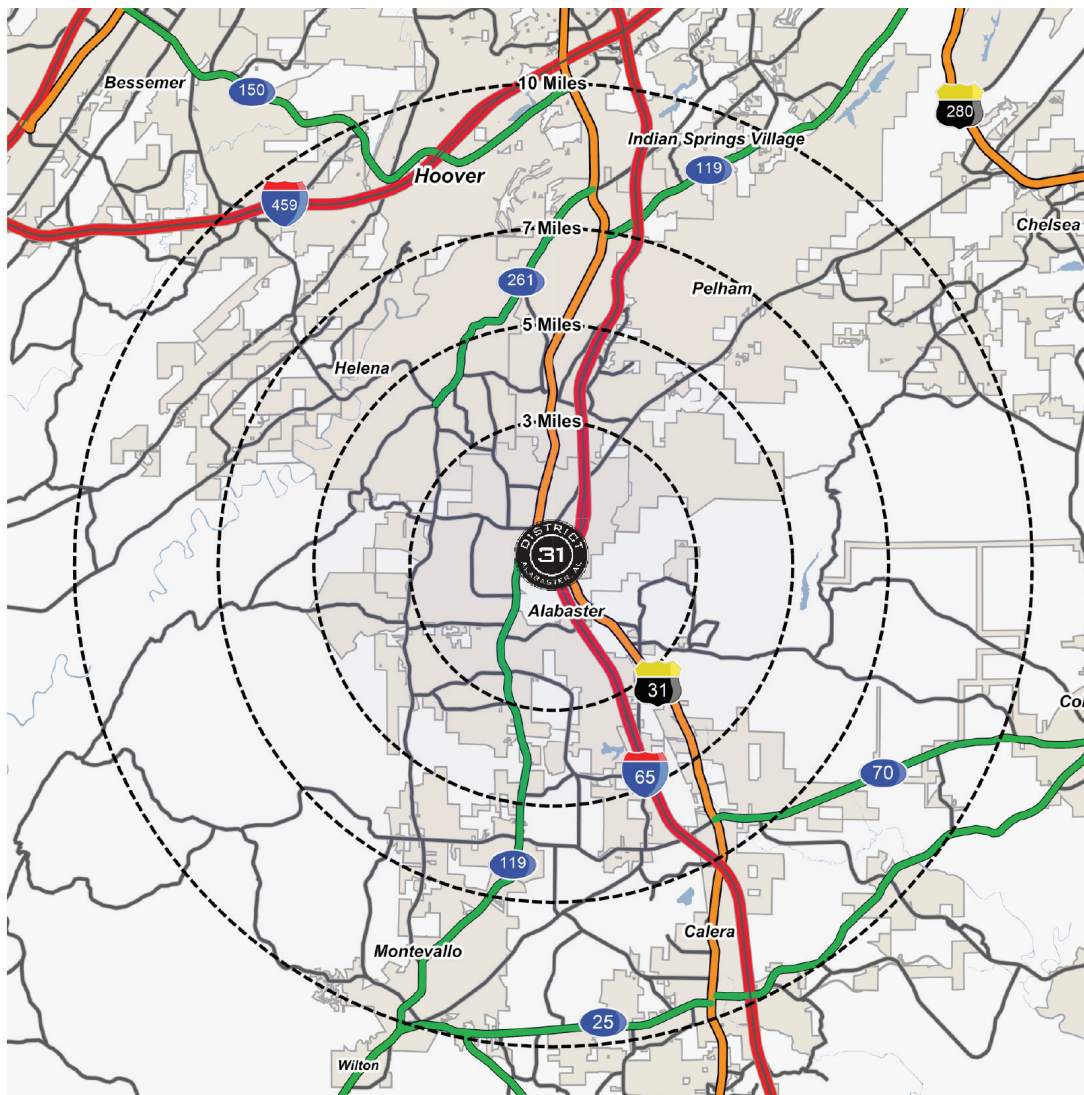


TRADE AREA AERIAL





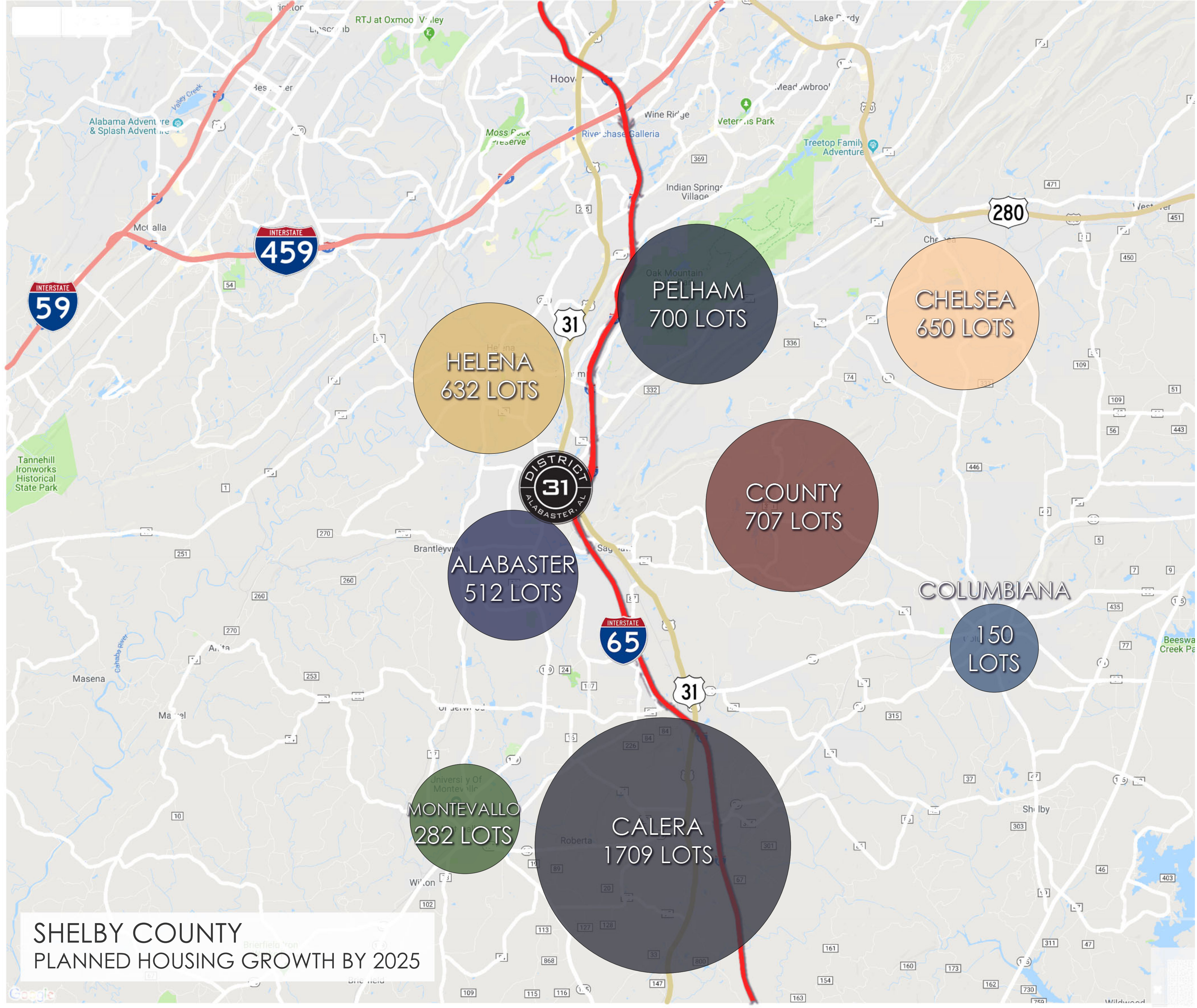
DEMOGRAPHICS



DISTANCE	POPULATION	AVERAGE INCOME	MEDIAN INCOME
5 Miles	58,803	\$84,410	\$73,877
7 Miles	78,245	\$82,685	\$72,414
10 Miles	140,833	\$87,415	\$75,623



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SHELBY COUNTY
PLANNED HOUSING GROWTH BY 2025