

SECTION 04

Market Overview

Country Club Centre is located in the Old Cloverfield submarket within the Sunbelt city of Montgomery, Alabama. Old Cloverfield is a historic neighborhood that sits adjacent to Montgomery Country Club and boasts some of the highest household income demographics in the county.



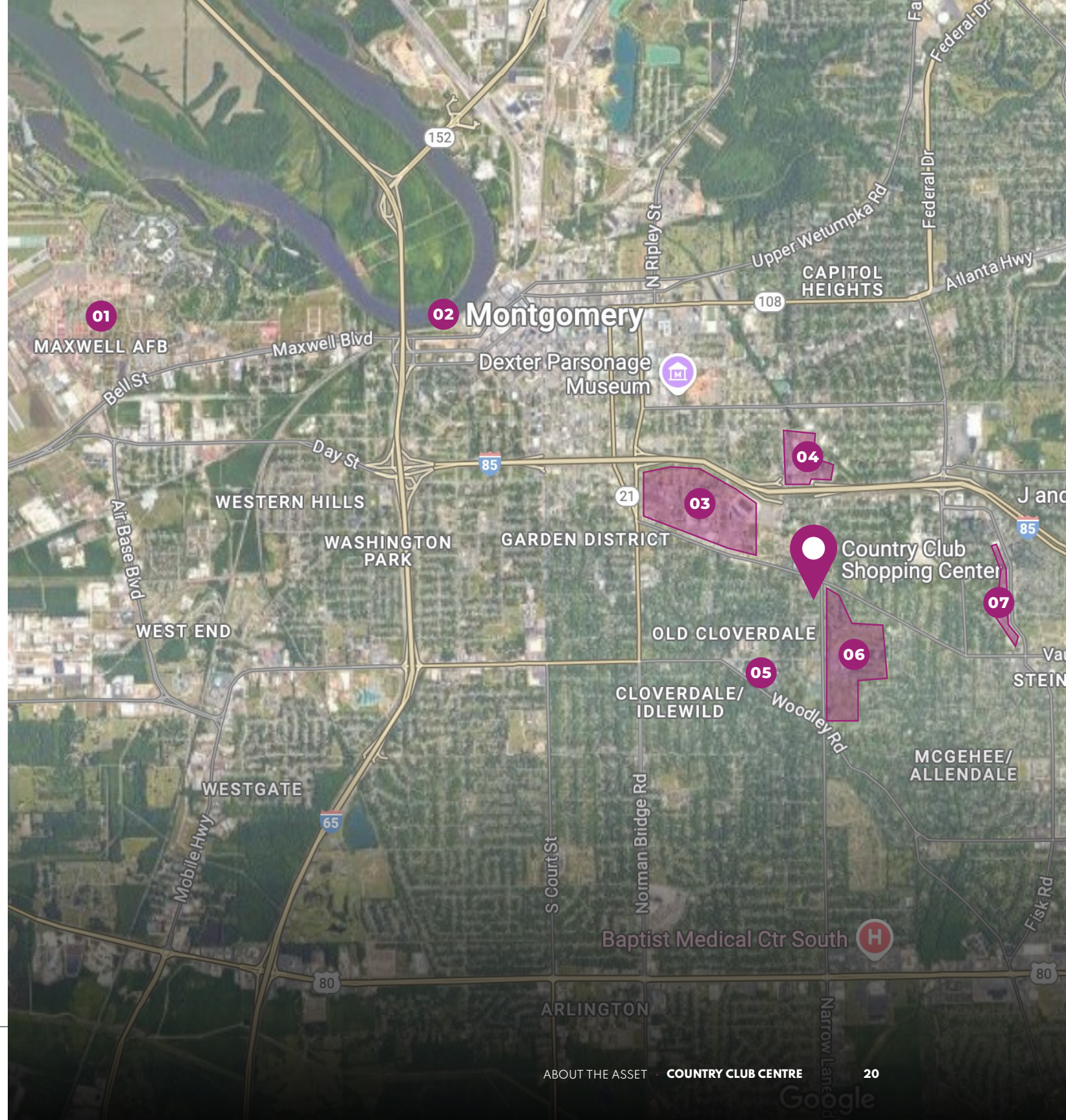
RETAIL MARKET OVERVIEW

The immediate submarket has a very limited infill retail footprint with the closest full-service grocer located 1.5 miles from Country Club Centre. Given the dense population (*83k+ residents within a 10-minute drive the center) and positive household income demographics (**\$75k average household income within 3-mile radius), we believe the asset benefits from a dominant position within the submarket.

POINTS OF INTEREST

- 01 Maxwell Air Force Base**
TOTAL PERSONNEL OF 12,500
- 02 Downtown Montgomery**
CAPITAL CITY OF ALABAMA
- 03 Alabama State University**
PUBLIC UNIVERSITY (3K ENROLLMENT)
- 04 Jackson Hospital**
HOSPITAL
- 05 Huntingdon College**
PRIVATE UNIVERSITY (<1K ENROLLMENT)
- 06 Montgomery Country Club**
COUNTRY CLUB
- 07 Zelda Place**
NEAREST GROCERY-ANCHORED COMPETITION

*SOURCE: Broker Offering Memorandum
**SOURCE: Sites USE



SUBMARKET OVERVIEW

The demographics in the neighborhoods surrounding Country Club Centre provide a tailwind for strong long-term performance as household income and education levels outpace the broader metro area.

DEMOGRAPHICS (1-MILE RADIUS)

- Total Population: 9,625
- Median Household Income: \$74,158
- Household Income \$150,000 or More 601 households: 18% of total households
- Bachelor or Graduate Degree: 45.0% of adult population

HOUSEHOLD FORMATION (1-MILE RADIUS)

- Total Households: 3,344
- Family Households: 1,401
- Family Households with Children: 658

POINTS OF INTEREST

- Alabama State University (<0.5 mile): 3,964 students
- Huntington College (< 1 mile): 1,100 students
- Jackson Hospital (< 1 mile): 344 beds
- Downtown Montgomery (~2 miles)

SOURCE: Sites USA

***SOURCE:** U.S. Bureau of Labor Statistics

PHOTO SOURCE: <https://experiencemontgomeryal.org/>



**+\$17,296
(+30.4%)**

1-Mile Household Income
vs. Montgomery County

\$96,700

Average Household
Income
(1-mile radius)

3.1%

Montgomery, AL
unemployment rate vs. 4.1%
US unemployment rate*

SUBMARKET DEMOGRAPHICS



MAJOR CITIES

Montgomery



SUBMARKET

Old Cloverdale / Montgomery Country Club neighborhood



TOTAL POPULATION

71,000 (3-mile radius)



TOTAL HOUSING UNITS

29,096 (3-mile radius)



OWNER-OCCUPIED HOUSING UNITS

246,415



OWNER-OCCUPIED HOUSING UNIT RATE

53.5% (5-year average)*



MEDIAN POPULATION AGE

30.5 (1-mile radius)



MAJOR CORRIDOR (E/W)

I-85



MAJOR CORRIDOR (N/S)

I-65

SOURCE: Sites USA unless otherwise denoted

***SOURCE:** Census.gov

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