

# THE ARCADIA

MIXED-USE DEVELOPMENT IN ALABAMA'S FASTEST GROWING CITY



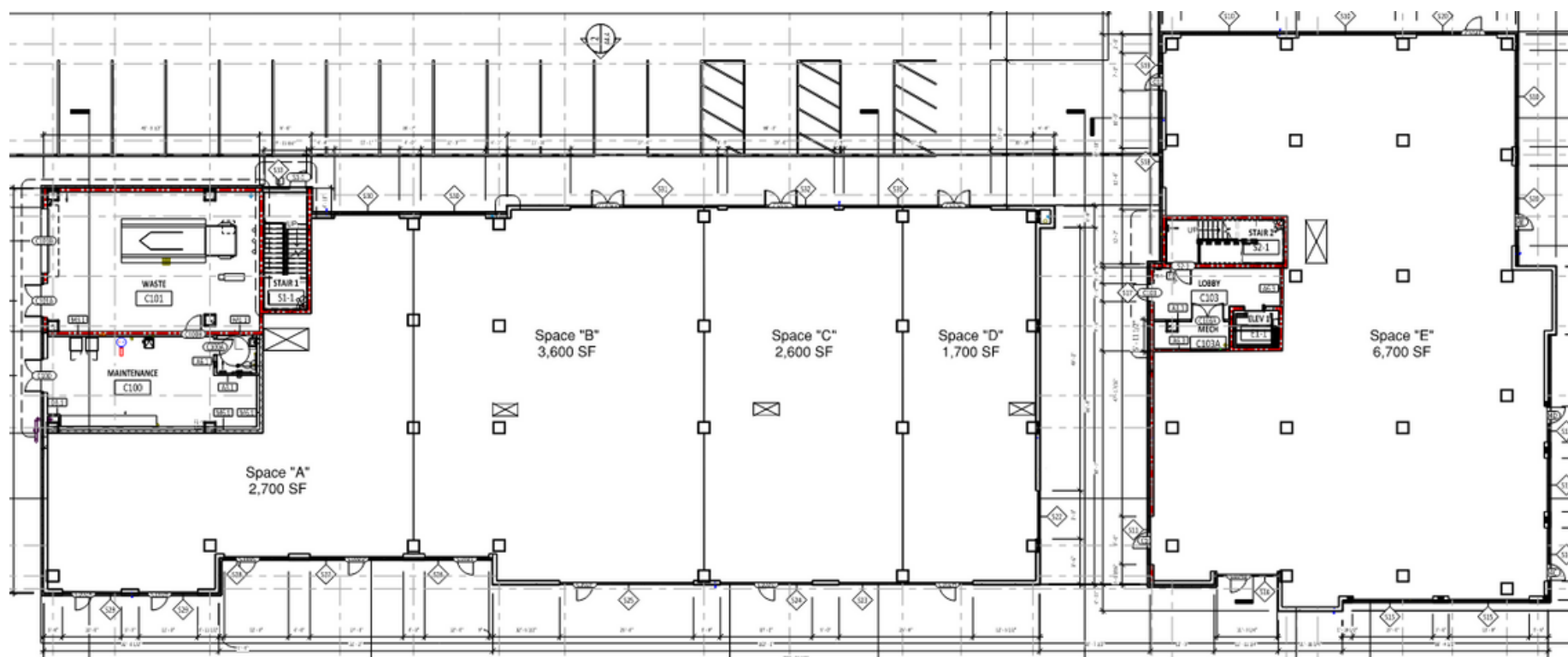
# HUNTSVILLE'S MOST UNIQUE LIVE, WORK, PLAY DESTINATION

The Arcadia at 4810 Bradford Drive is an exciting new development located in the heart of Huntsville's Cummings Research Park, the nation's 2nd largest research park. The site is located on one of the busiest corners in the park, and in close proximity to the U.S. Space & Rocket Center and the University of Alabama at Huntsville. Alabama's newest STEM high school, the Alabama School of Cyber Technology and Engineering is located directly across the street.

Now leasing 17,300 SF of restaurant/retail ground-floor space. This offers a unique opportunity to capture over 25,000 employees of Research Park and 89,593 daytime population within a 3-mile radius of the site. Floors 2-5 contain 250 residential units.



## Level 1 Site Plan



**2nd Largest Research Office Park in the U.S.**

- 2nd largest research park in the country
- 49 years of success
- 3,843 acres
- 11.8 million square feet
- 290 total companies
- 25,000 employees
- 45 publicly held companies

**4810 BRADFORD DRIVE**

**CUMMINGS RESEARCH PARK**

**BRIDGE STREET TOWN CENTRE**

**U.S. Space & Rocket Center**

**THE UNIVERSITY OF ALABAMA IN HUNTSVILLE**  
9,208 Enrollment

**CALHOUN COMMUNITY COLLEGE**

**COLUMBIA HIGH SCHOOL**

**U.S. ARMY REDSTONE ARSENAL & NASA MARSHALL SPACE FLIGHT CENTER**

**DOWNTOWN HUNTSVILLE**

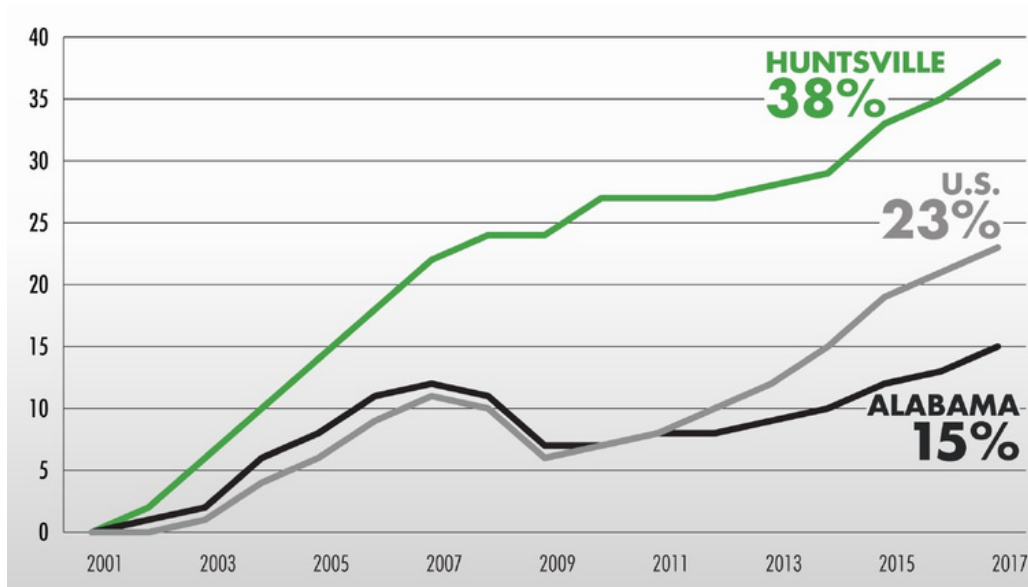
**Logos of various companies and retailers:** BIG LOTS, burkes OUTLET, ROSS, TARGET, BEST BUY, HomeGoods, Radio Center, JOANN, TOPGOLF, REI CO-OP, GIVE & GUSTO, ULTA, DICK'S Sporting Goods, belk, Apple, BARNES & NOBLE, BED BATH & BEYOND, FIREMARK, Oldemark Factory, THE GUNGE.

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## Surrounding Job Market



## ECONOMIC GROWTH INDEX



*\*Data derived from Federal Reserve Bank of Atlanta*

## Growth in Huntsville

1

**#1 IN ALABAMA FOR  
POPULATION GROWTH**

- U.S. Census Bureau

**#1 BEST U.S. CITY TO LIVE**

- U.S. News & World Report

**#2 IN SOUTHEAST FOR  
GDP GROWTH**

- Bureau of Economic Analysis

2

**#1 BEST PLACE TO LIVE IN ALABAMA**

**#3 MOST AFFORDABLE PLACE TO LIVE IN THE U.S.**

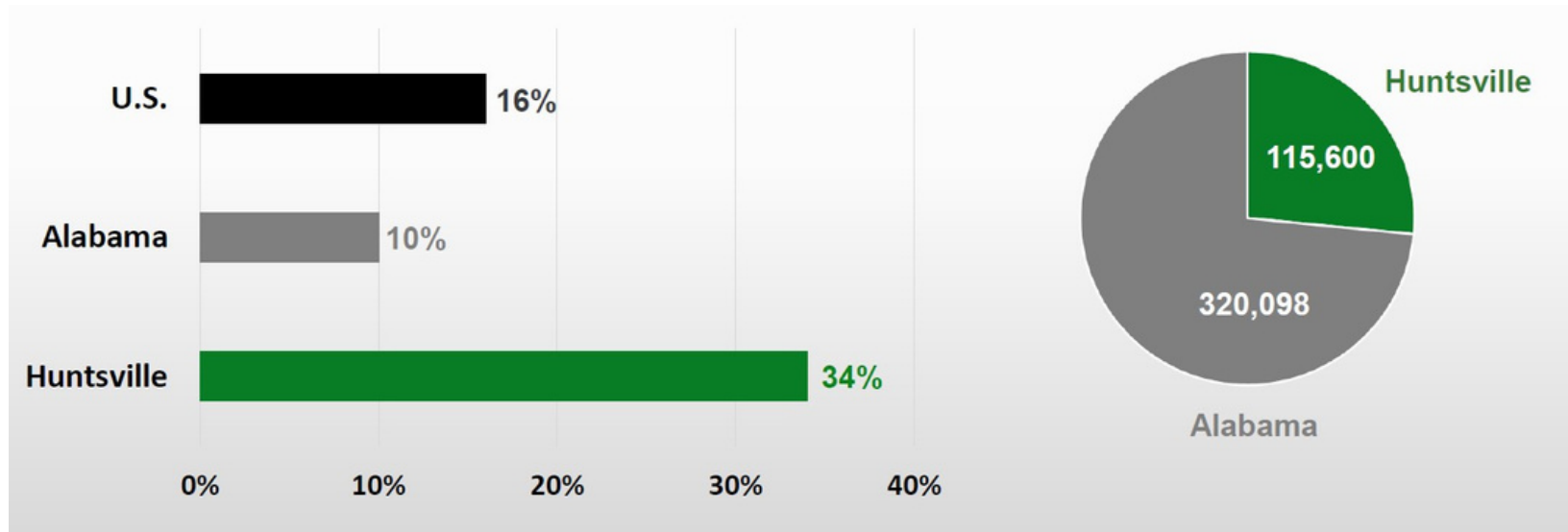
**#16 FASTEST-GROWING PLACES IN THE U.S.**

**#53 BEST PLACE TO RETIRE IN THE U.S.**



## POPULATION GROWTH

## Growth in Huntsville



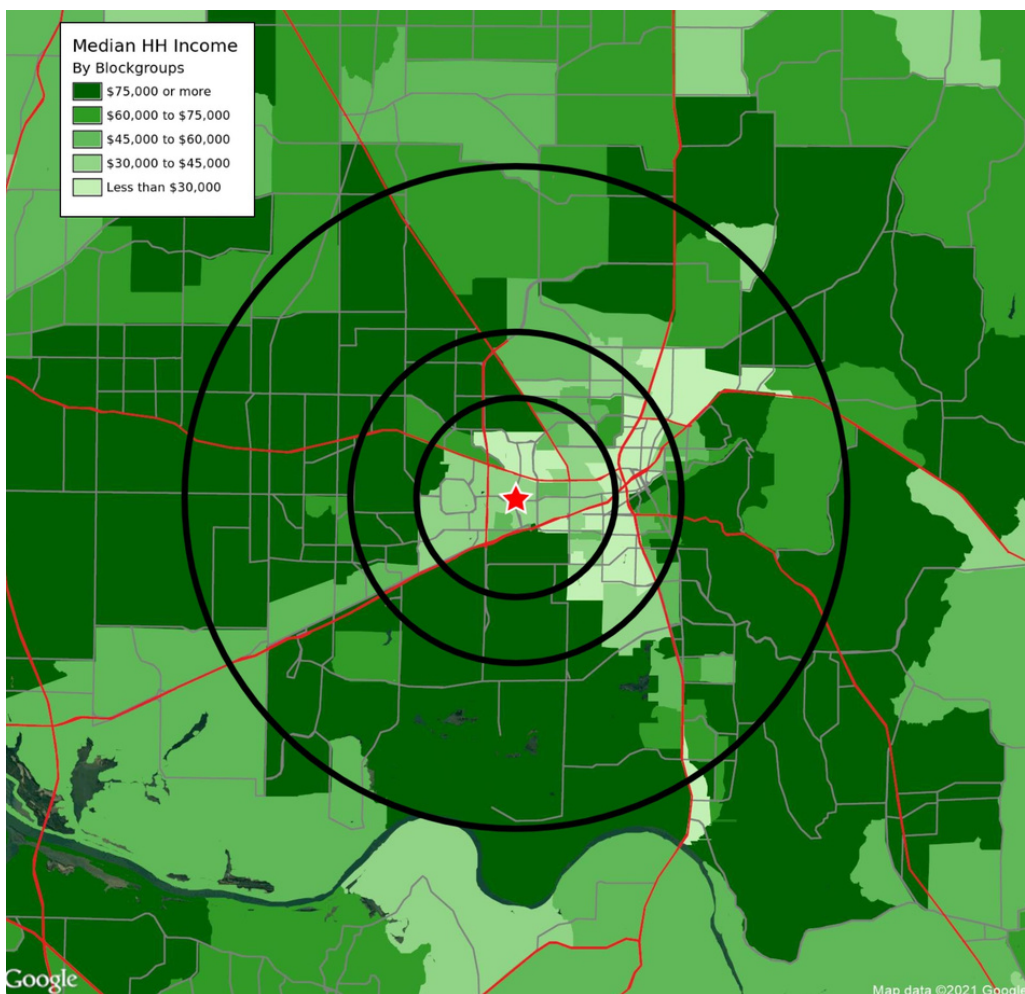
*\*Data derived from US Census Bureau*



## HUNTSVILLE FAST FACTS

- According to Bloomberg, Huntsville has several key indicators that make it the 3rd most tech-friendly workforce in the country
- Cumming's Research Park has over 25,000 employees, is the 2nd largest research park in the U.S. and 4th largest in the world
- Cumming's Research Park is located on 3,843 acres and houses over 200 notable firms including Boeing, Lockheed Martin, Northrop Grumman, SAIC, DirecTV and University of Alabama at Huntsville
- 38,000 acre Redstone Arsenal, located just over 5 miles from the site is home to multiple aviation, missile and defense-related installments as well as NASA's Marshall Space Flight Center

## Demographics



**POPULATION**  
**113,474**



**AVG HH INCOME**  
**\$66,468**



**HOUSEHOLDS**  
**48,780**

*\*5 Mile Radius*

### DEMOGRAPHIC PROFILE

|               | 5 MILE   | 10 MILE  |
|---------------|----------|----------|
| POPULATION    | 113,474  | 295,565  |
| HOUSEHOLDS    | 48,780   | 121,180  |
| AVG HH INCOME | \$66,468 | \$85,208 |
| GROWTH        | 4.41%    | 7.67%    |

*\*Data derived from SiteWise Pro*

With one of the highest growth rates in the country,  
Huntsville is now Alabama's largest city.