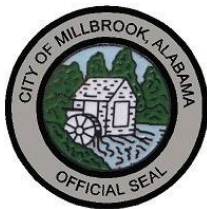




Contact Information



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Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



Demographics (10 Minute Drive Time)



Population  
**48,374**



Average Age  
**37.6**



Household Income (Median)  
**\$57,440**



Growth Rate  
**3.88%**



Number of Households  
**18,266**



Household Income (Average)  
**\$72,055**

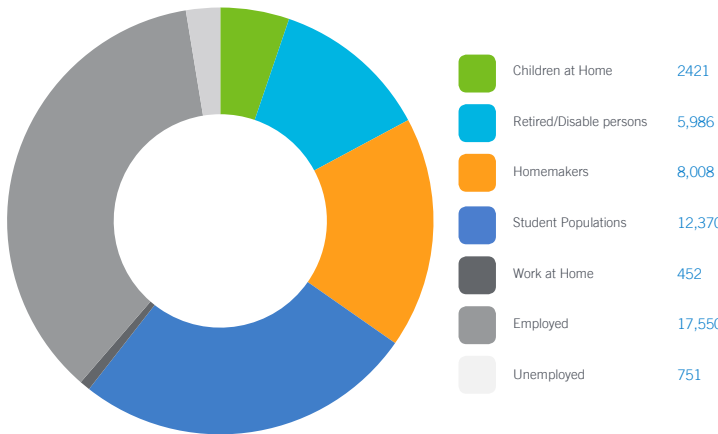
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

West Point, MS	5509 Highway 45 Alt S
Greenville, AL	501 Willow Ln
Kosciusko, MS	220 Veterans Memorial Dr
Donaldsonville, LA	1351 Marchand Dr.
Booneville, MS	300 Walmart Cir
Bremen, GA	404 Hwy 27 No. Bypass
Dry Ridge, KY	20 Ferguson Blvd
Milan, TN	15427 S First St
Plaquemine, LA	59690 Belview Dr
Pea Ridge, AR	240 Slack Street

Daytime Population **47,538** (10 Minute Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Quick-Service  
Restaurants



General Merch.  
& Home  
Improvement



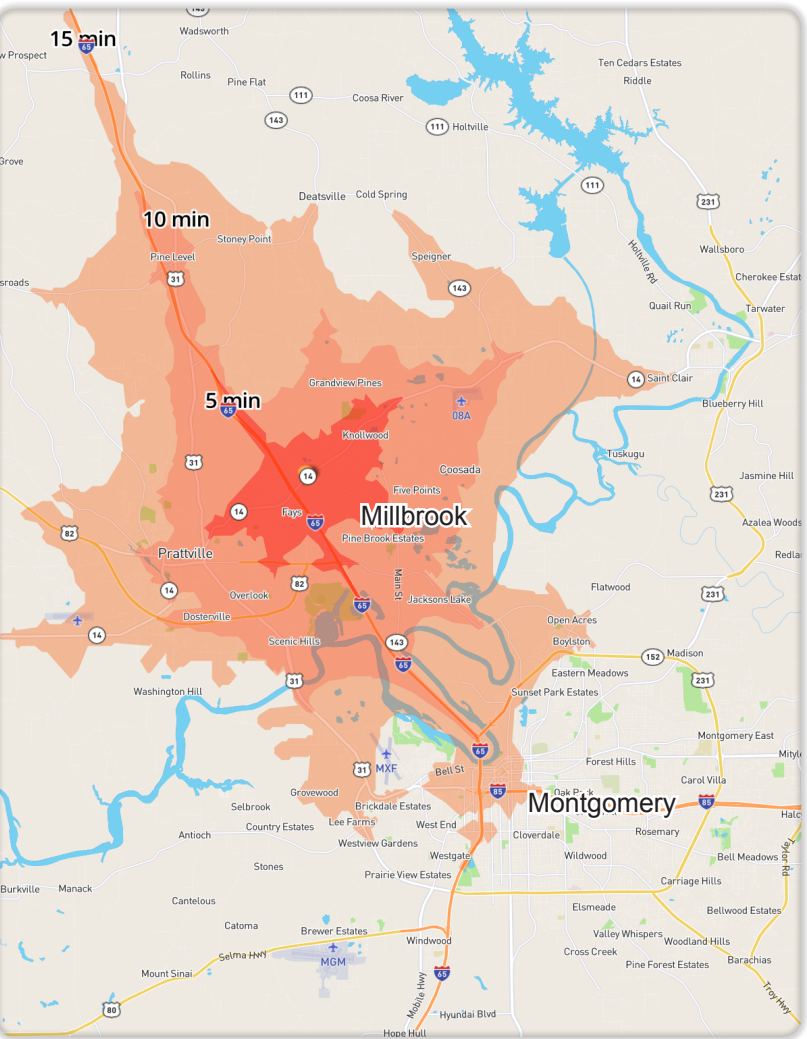
Clothing &  
Apparel



Gasoline  
Stations



retail strategies  
**MILLBROOK, ALABAMA**  
Market Guide

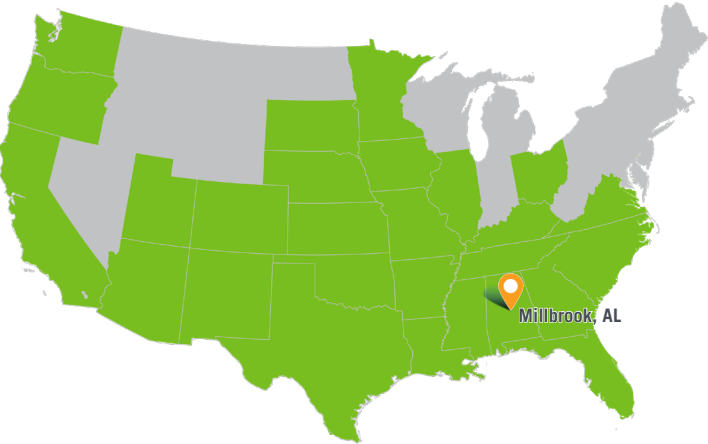


DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2019 Estimated Population	27,864	54,007	101,532
Daytime Population	25,558	49,657	107,297
Median HH Income	\$61,670	\$57,889	\$50,995
Number of Households	10,493	20,243	35,432

	5 Minute DT	10 Minute DT	15 Minute DT
2019 Estimated Population	16,767	48,374	84,239
Daytime Population	15,068	47,538	98,899
Median HH Income	\$60,636	\$57,440	\$52,531
Number of Households	6,386	18,266	30,205

\*Source: STI PopStats



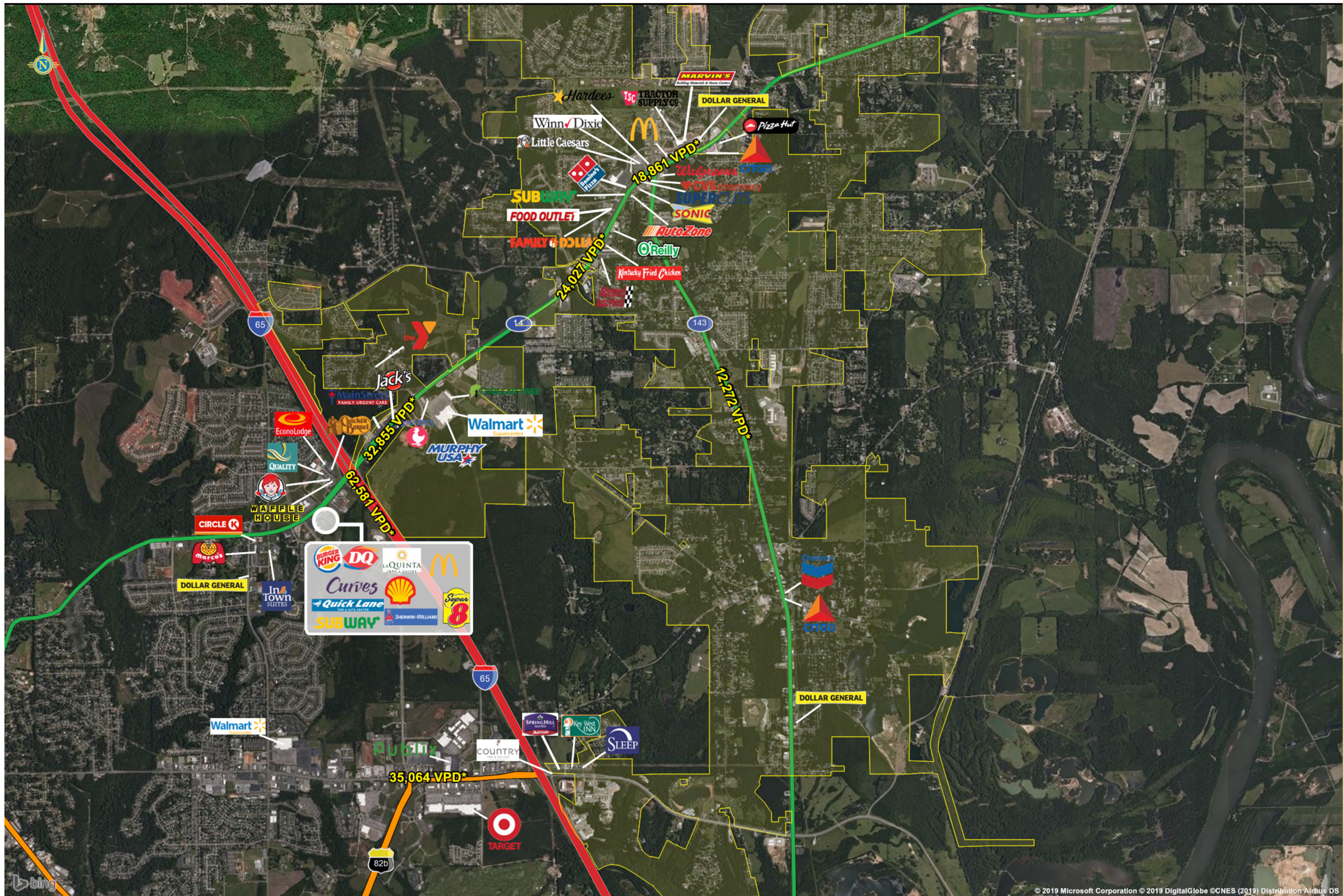
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# MILLBROOK, ALABAMA

Major Retail & Restaurants