

# Now Leasing The Shops at Redstone Gateway

## 2100 Rideout Road

- ⦿ **Three tenant spaces available in existing building from approx. 2,000–2,700 SF // Ready for tenant buildout**
- ⦿ Phase II now pre-leasing: 18,500 SF total, with spaces available from 1,875 SF and up
- ⦿ Outparcel pad sites also available



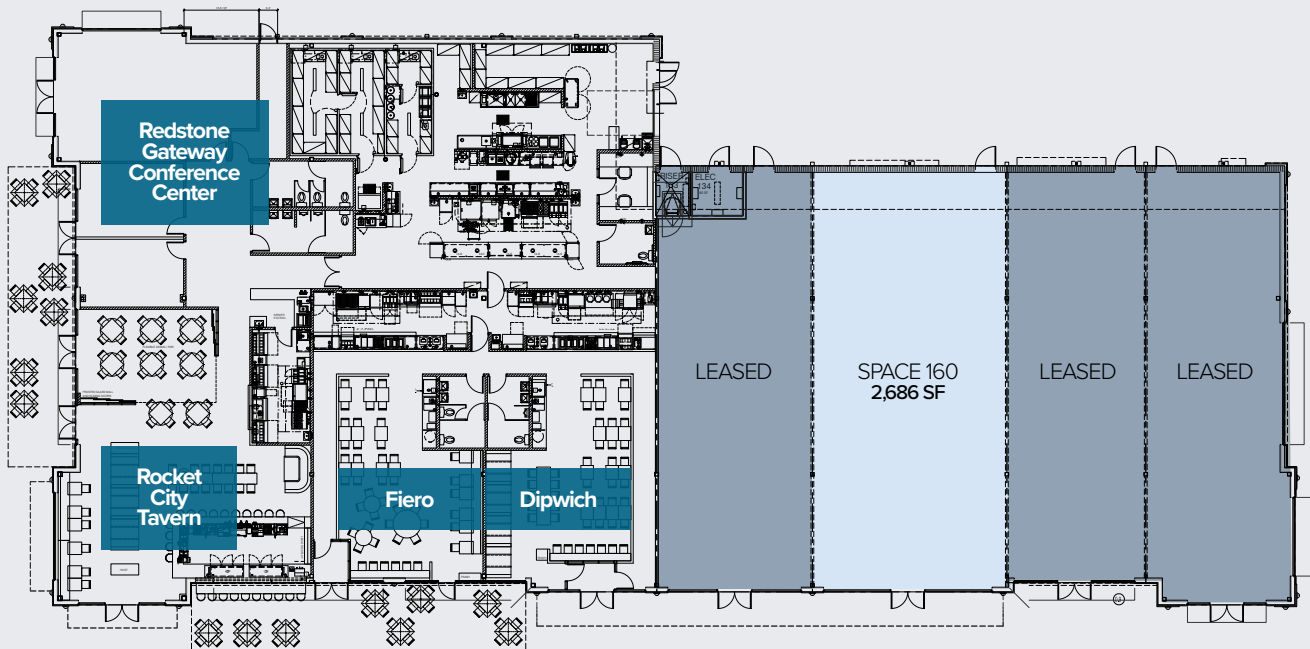
# 2100 Rideout Road // Retail Opportunities

## Highlights

- > 19,000 SF retail building completed; pre-leasing additional 18,500 SF in second building
- > The Shops at Redstone Gateway is planned to ultimately total 120,000 SF
- > Ample surface parking at 8/1,000 SF
- > Out parcel, free-standing sites and build-to-suit opportunities are available
- > Fiber optics available

## Location

- > Just off I-565, with visibility from Rideout Road
- > Access does not require entry into Redstone Arsenal
- > Walking distance to new TownePlace Suites by Marriott
- > Redstone Arsenal's daytime population is 41,000
- > Average traffic entering Gate 9 is 21,000 cars/day
- > 260,500 population (2015) within 10 mile radius



## Retail Leasing Contacts

Woody Rush  
Senior Vice President of Leasing  
Jim Wilson & Associates, LLC  
334.260.2524  
w.rush@jwamalls.com

James Lomax  
Director  
Asset Management + Leasing  
Corporate Office Properties Trust  
main: 256.517.7023  
mobile: 256.698.3101  
james.lomax@copt.com

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