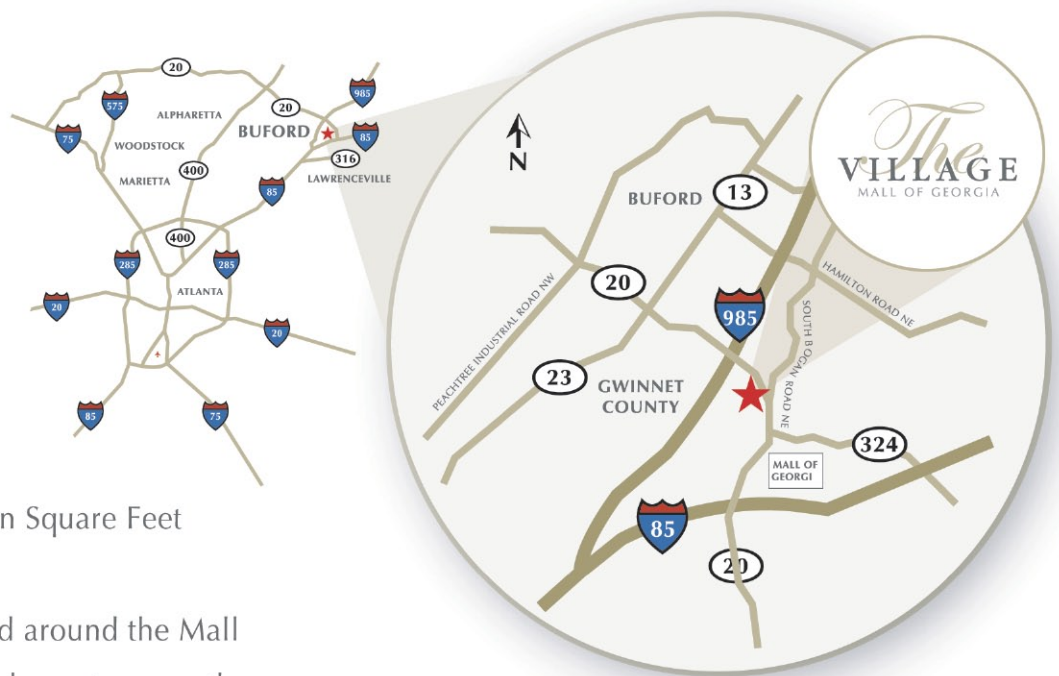




*The  
Village<sup>at</sup>*  
THE MALL OF GEORGIA

THE VILLAGE MALL OF GEORGIA

AREA INFORMATION



MALL OF GEORGIA:

- Largest Mall in Georgia - 1.7 Million Square Feet
- 14th Largest Mall in United States
- Over 300 retailers/restaurants in and around the Mall
- Located in Gwinnett County who is home to more than 400 international and over 650 high-tech firms

MALL OF GEORGIA TRADE AREA:

- Draws from over 2 million people in Atlanta, Northeast Georgia and South Carolina
- 30 Minute Drive Time Population-1.2 million people
- Gwinnett County; Top 10 fastest growing county in the country and has the highest median income in the state of Georgia

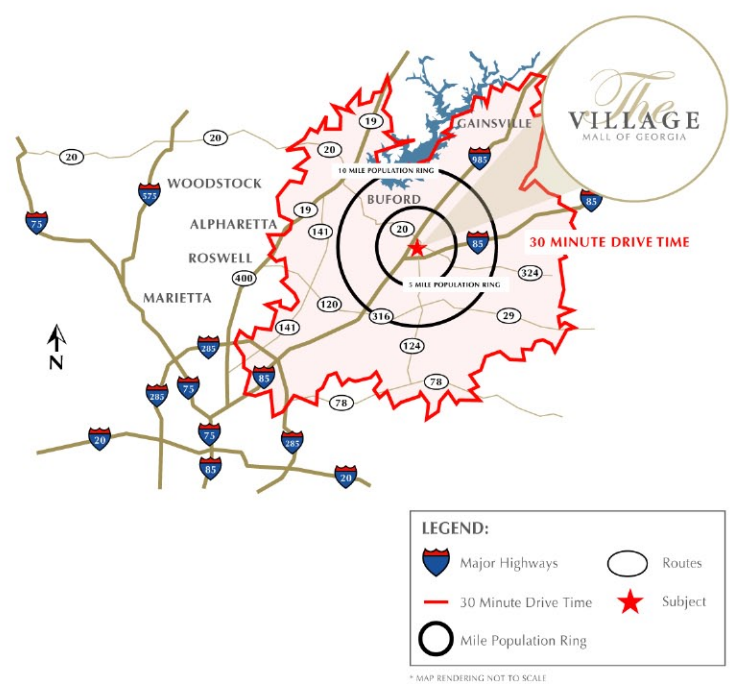
HIGH TRAFFIC AREA:

- Highest traffic count on SR20; 62,800 cars/ day.
- 10% higher traffic in front of “The Village” vs. the mall: 62,800 cars vs 57,000 cars



THE VILLAGE MALL OF GEORGIA

DEMOGRAPHICS



- 30 Minute Drive Time-

1.2 MILLION PEOPLE

- 5 mile ring-

84,200 PEOPLE

- 10 mile ring-

302,300 PEOPLE

- Average Household Income-

\$90,000/YR – 5 MILE RING

- GWINNETT COUNTY:

- Top 10 fastest growing county in the country
- Highest median income in the state of Georgia

	5 Miles	10 Miles	15 Miles
POPULATION			
2005 Population	84,217	302,312	1,269,027
2010 Population	97,091	364,224	1,481,769
2015 Population	112,016	434,468	1,725,639
% Population Change 1990-2000	129.44%	133.26%	70.09%
% Population Change 2000-2005	19.95%	27.16%	21.73%
HOUSEHOLDS			
2005 Households	26,161	96,106	426,923
2010 Households	28,640	110,979	480,888
2015 Households	31,723	128,574	545,550
% Households Change 1990-2000	118.34%	124.52%	60.84%
% Households Change 2000-2005	13.35%	21.26%	17.21%
INCOME			
2005 Per Capita Income	\$28,713	\$30,171	\$28,903
2005 Median Household Income	\$74,276	\$73,398	\$64,665
2005 Average Household Income	\$90,774	\$93,463	\$85,097
COMPANIES / DAYTIME POPULATION			
Total Emblashiments	3,134	10,146	46,157
Total Employees	29,807	115,789	535,439

- HIGH GROWTH AREA:

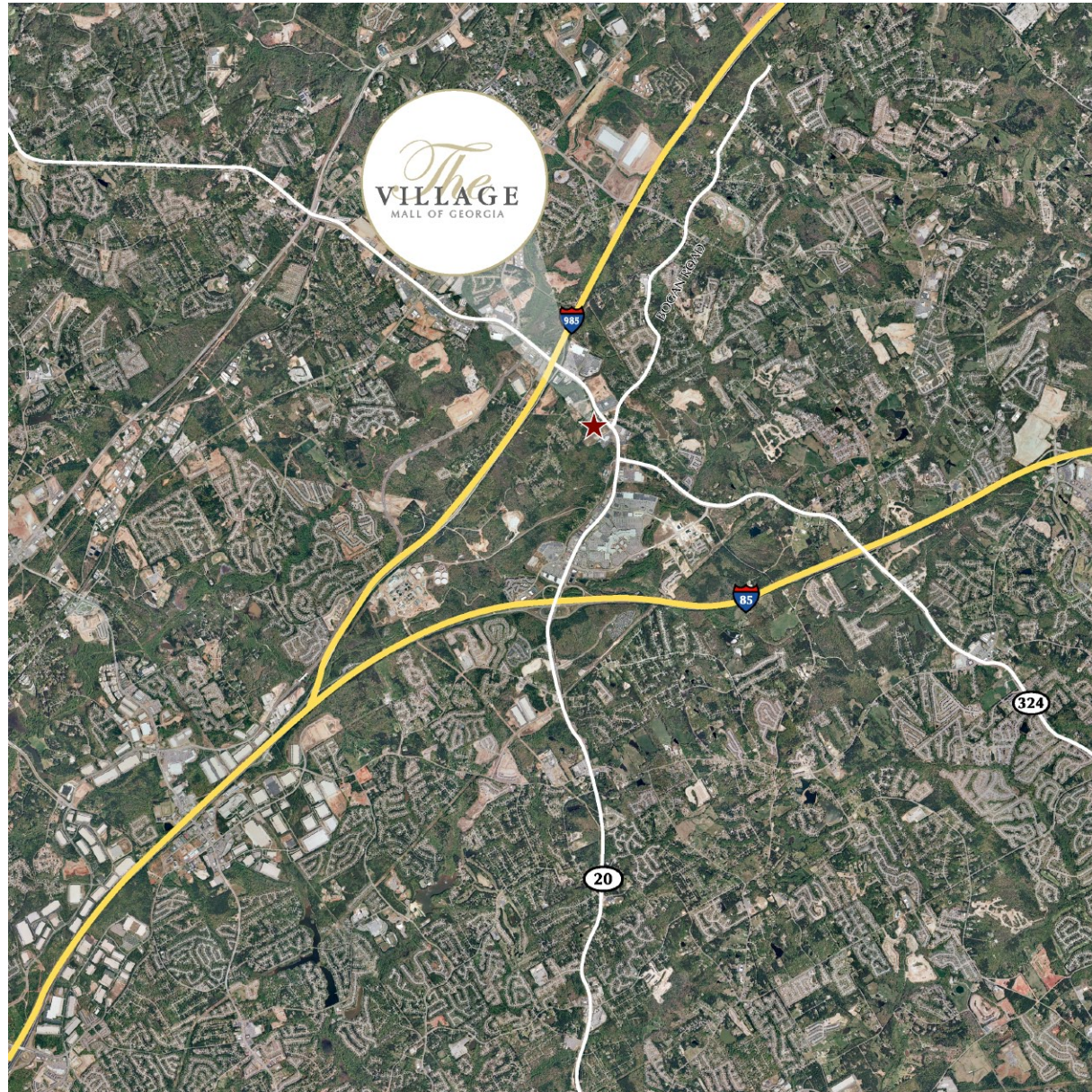
- Population growing at over 15% annually
- New Housing Growth; over 2500 new residential permits issued within 1.5 miles of project in the last 2 years





THE VILLAGE MALL OF GEORGIA

TRADE AREA



THE VILLAGE MALL OF GEORGIA

AERIAL PHOTO





## THE VILLAGE MALL OF GEORGIA

### SITE PLAN



## THE VILLAGE MALL OF GEORGIA

### SITE INFORMATION

- **LAND SIZE:**
  - 40 Acres with 1,500 linear feet of frontage on SR 20
- **GLA:**
  - Approximately 250,000 SF of retail/ restaurant space with 3 outparcels on SR 20
- **ACCESS:**
  - Multiple Access points along SR 20
  - Signalized full access intersection with SR 20 and Sudderth Road
  - Additional Right in/Right out curb cut along SR 20 into outparcels
  - Signalized intersection of SR20 and Plunketts Road
  - Full access curb cut on Plunketts Road
- **NOW LEASING:**
  - Currently we are leasing retail boxes, midsize boxes, small shop retail/restaurants, office, and 3 outparcels



## THE VILLAGE MALL OF GEORGIA

### PERSPECTIVE RENDERING

- **HARDSCAPES**

DECORATIVE SIDEWALKS | FOUNTAIN | SEATING AREAS WITH BENCHES | DECORATIVE LIGHTPOLES

- **BUILDING ELEMENTS**

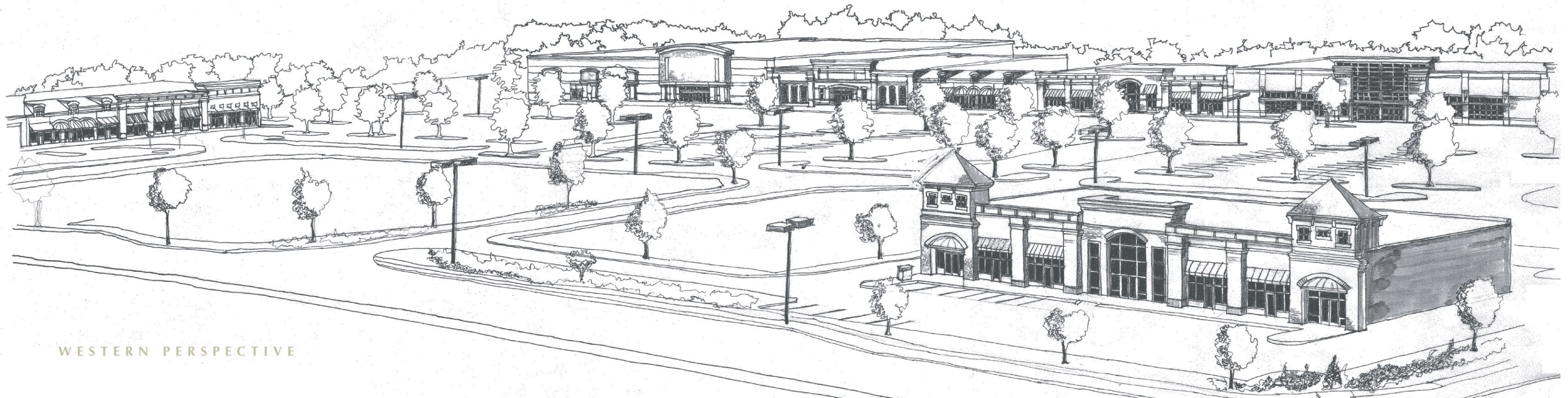
TOWERS | DORMERS | AWNINGS

- **DESIGN | ARCHITECTURE**

VARIETY OF STOREFRONTS | AWNINGS | TOWERS | ROOFING MATERIALS

- **BUILDING MATERIALS**

STONE | STUCCO | BRICK



WESTERN PERSPECTIVE





*The Village at*  
THE MALL OF GEORGIA

LEASING INFORMATION | SCOTT BOWEN 678.832.2055

THE VILLAGE MALL OF GEORGIA  
ARCHITECTURE AND DESIGN ELEMENTS

These are photos of The Plaza at Winward (Alpharetta) which captures design similarities to the Village at Mall of Georgia.

AMERICAN STAR DEVELOPMENT.COM





*The Village<sub>at</sub>*  
THE MALL OF GEORGIA

