



Mall of Georgia



Contact:

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www.americanstardevelopment.com

Competition Map



Aerial Siteplan



Spaces Available

Suite

SF

M1020

4,446sf

J910

40,050sf - previously occupied by Toys Rus/Babies Rus - available now

Leasing Information:

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Site Plan



Available Spaces:

<u>Suite</u>	<u>SF</u>
M1020	4,446sf
J910	40,050sf

Come Join

these restaurants and retailers



Aerial Perspective



Phase II - building plan

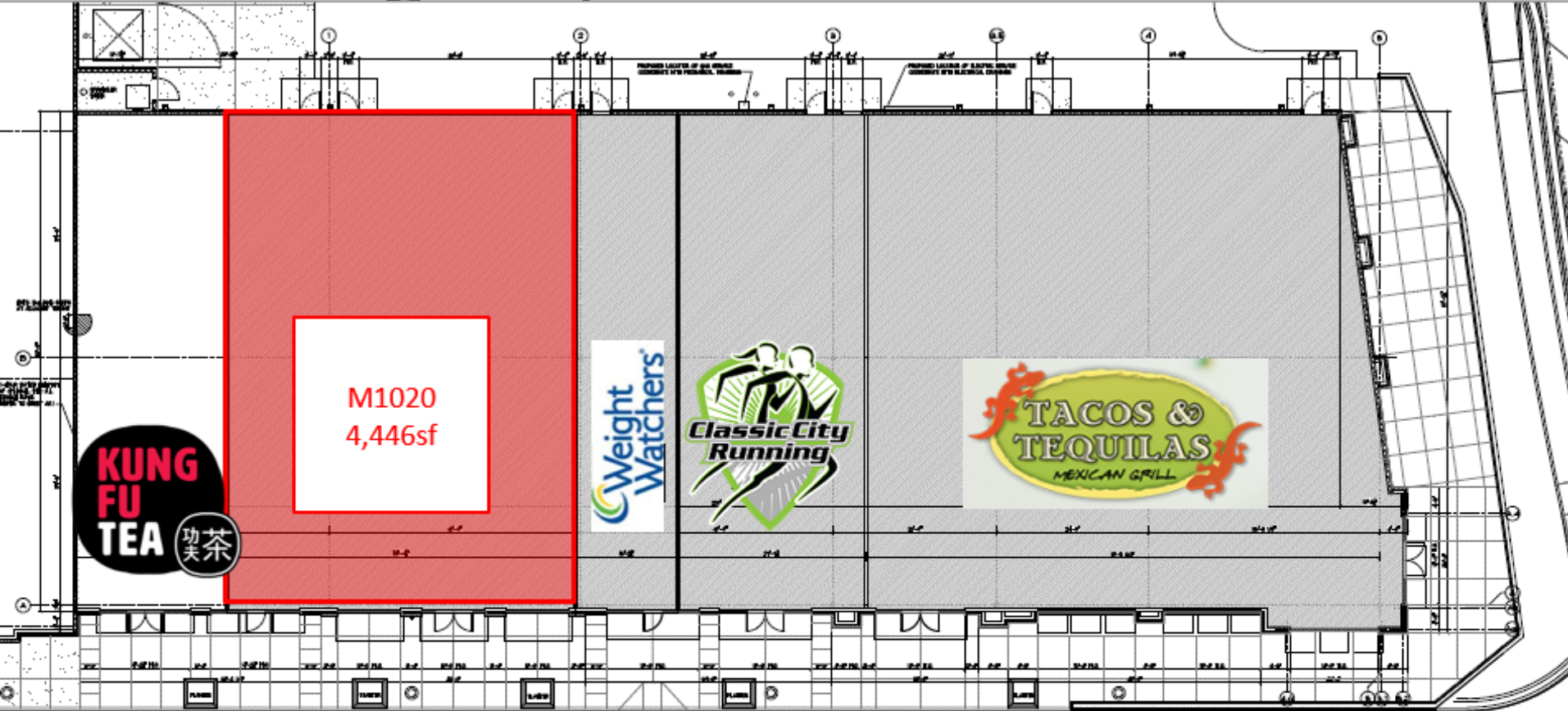
Available

M1020 - 4,446sf (55.5ft by 80ft)

Box 40,050sf (can be subdivided)



building M plan



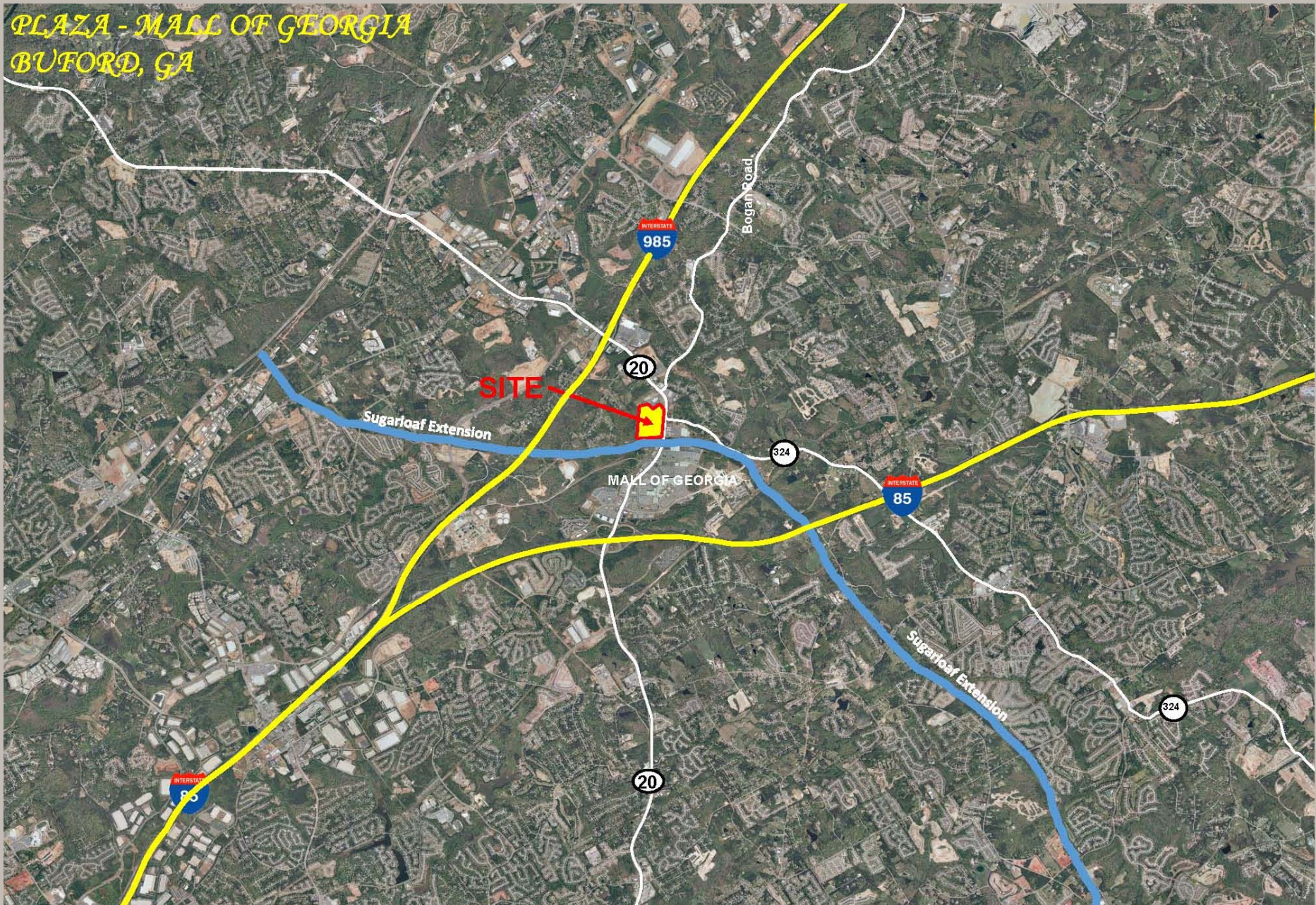
1 FLOOR PLAN - BUILDING 'M' (16,690 SF TOTAL)
10' - 0"



Regional Aerial - North Gwinnett



*PLAZA - MALL OF GEORGIA
BUTFORD, GA*



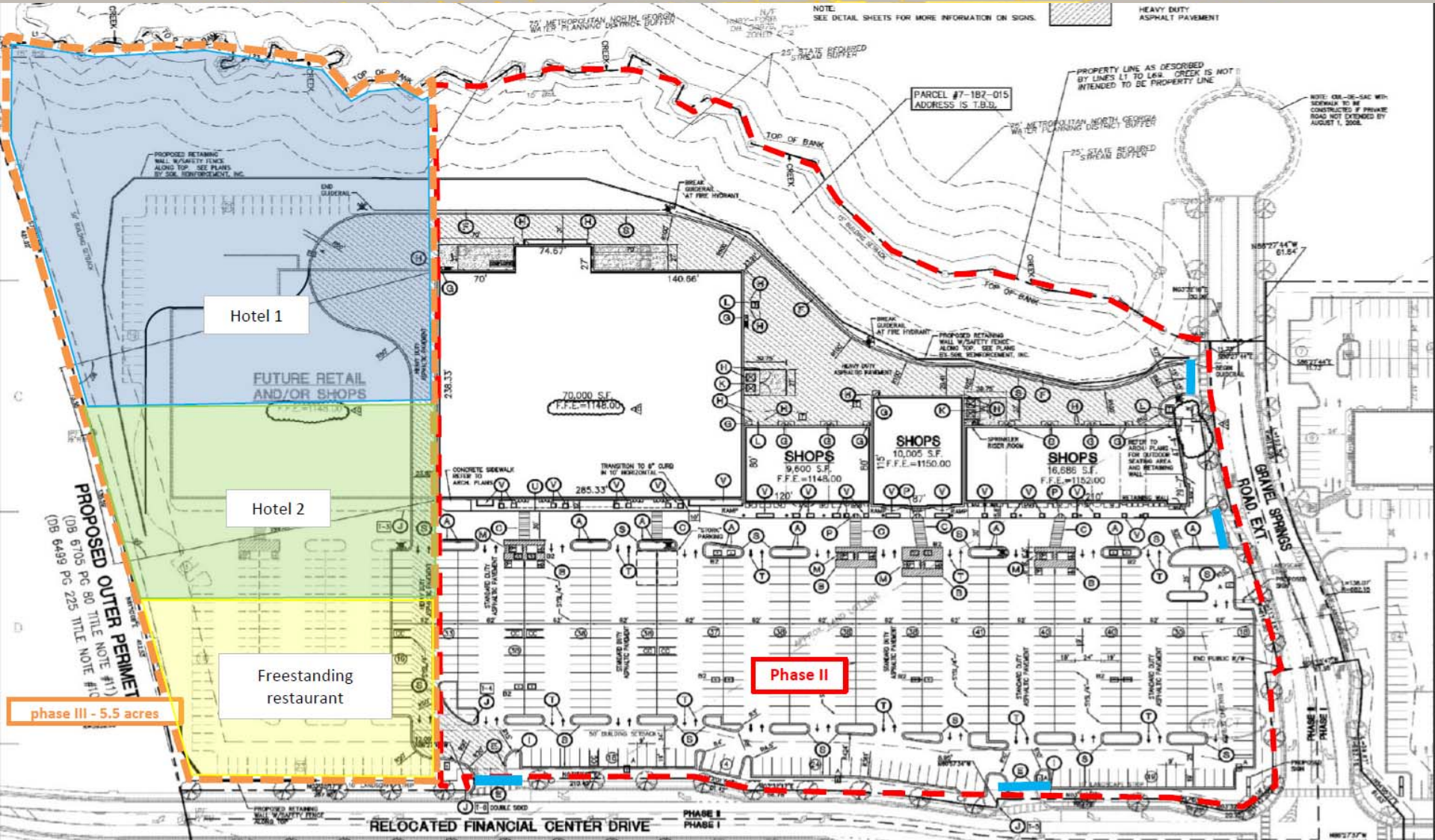
Mall of Georgia area - Aerial



Phase III - concept



Mall of Georgia



phase III - 5.5 acres

The Plaza



Mall of Georgia



Demographics

Population	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population	5,392	46,704	134,442	465,252	273,048
5 Yr Growth	9.8%	9.5%	9.1%	9.9%	7.9%
Median Age	35	35	36	37	36
5 Yr Forecast	36	36	37	38	37
White / Black / Hispanic	62% / 20% / 13%	66% / 19% / 17%	67% / 18% / 15%	65% / 19% / 13%	63% / 20% / 15%
5 Yr Forecast	58% / 22% / 14%	62% / 20% / 17%	64% / 19% / 15%	61% / 20% / 14%	60% / 21% / 16%
Employment	8,343	23,452	55,883	199,792	138,832
Buying Power	\$160.7M	\$1.2B	\$3.5B	\$12.7B	\$7.3B
5 Yr Growth	14.4%	11.8%	10.5%	11.9%	9.4%
College Graduates	36.2%	34.0%	33.1%	36.0%	48.5%
Household					
Households	1,819	16,057	44,164	153,148	91,121
5 Yr Growth	9.6%	9.3%	8.9%	9.7%	7.8%
Median Household Income	\$88,321	\$76,640	\$79,576	\$82,857	\$79,915
5 Yr Forecast	\$92,235	\$78,343	\$80,762	\$84,494	\$81,095
Average Household Income	\$116,082	\$95,259	\$96,221	\$104,050	\$99,378
5 Yr Forecast	\$119,687	\$97,435	\$97,905	\$106,246	\$100,936
% High Income (>\$75k)	56%	51%	53%	55%	54%
Housing					
Median Home Value	\$265,872	\$220,990	\$216,760	\$233,894	\$230,436
Median Year Built	2003	2001	1998	1998	1999
Owner / Renter Occupied	71% / 29%	69% / 31%	80% / 20%	79% / 21%	74% / 26%

Mall of Georgia – Area

Location, Location, Location



Mall of Georgia trade area: over 2 million people in North east Atlanta and Georgia and into South Carolina; largest mall in Georgia (1.7 million sf); and 14th largest mall in the USA

Retailers / Restaurants: over 400 around the mall (within 2 miles)

Access: I-85 (145,000 cars) / I-985 (96,000 cars) Intersection

High traffic shopping corridor: 2 mile Highway 20 Corridor between I-985 / I-85 (North / South) – **80,000 cars daily**

20 minute drive time population: 1.2 million people

Gwinnett County: home to more than 450 international companies and 650 hightech firms

High Population Growth: over 15% annually

THIS IS THE PLACE TO BE!! NEW AND FRESH RETAIL

Site information



32 acres with 2,500 ft of frontage on Hwy 20

25 acres existing retail/ restaurants

5.5 acres undeveloped available for retail expansion / hotels / medical

Approximately 250,000sf of retail / restaurants / office

Access:

Highway 20 (80,000 cars) - Two full access curbcuts (median breaks), one traffic signal and two right-in right-outs;

Gravel Springs Rd.: (38,000 cars) 4 lanes;

Financial Center Rd (18,000 cars daily)



Population - 20 minute drive time

Mall of Georgia

The Plaza at Mall of Georgia, 3498 GRAVEL SPRINGS RD & 3422 HWY 20, BUFORD, GA 30519

20 minute drive time:
1.2 million people

5 mile ring:
134,442 people

10 mile ring:
465,252 people

Legend

- ✗ Site
- Highways
- Roads
- Drive Time(s)
- Ring(s)

Standard Map

Site Coordinates
Longitude/X: -83.984050
Latitude/Y: 34.075150

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