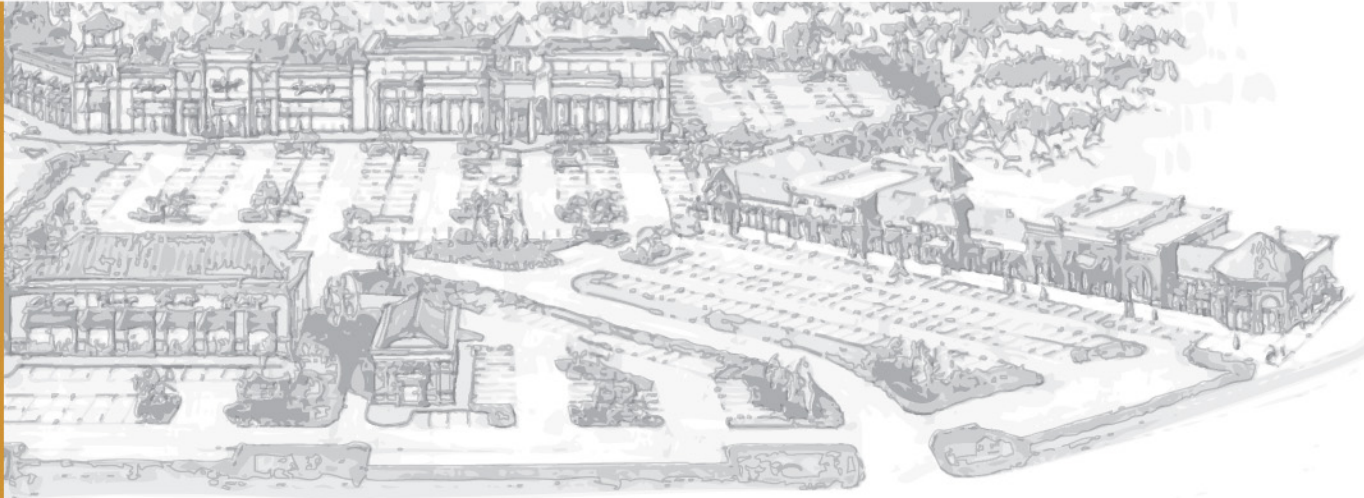


PRE-LEASING 250,000 S.F. SHOPPING CENTER

HIGHWAY 20 | BUFORD, GEORGIA



LEASING INFORMATION

BILL HARVIN / BRIAN HARVIN 770.951.8222 | SCOTT BOWEN 678.832.2055 | JULIE MAYRAN 770.633.6216

THE PLAZA 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

• **POPULATION GROWTH:**

- 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
- Gwinnett County; Top 10 fastest growing county in the country and has the highest median income in the state of Georgia

• **ACCESSIBILITY:**

- Located on SR 20 between I-85 (107,000 Cars) and I-95 (67,000 Cars)
- High traffic retail corridor- SR 20-57,000 vehicles per day
- SR 324 (Gravel Springs Road) is currently under construction to be a 4-laned median divided road that ends into our development









SITE INFORMATION

*site information***• LAND SIZE:**

- 40 Acres with 2,500 linear feet of frontage on SR 20

• GLA:

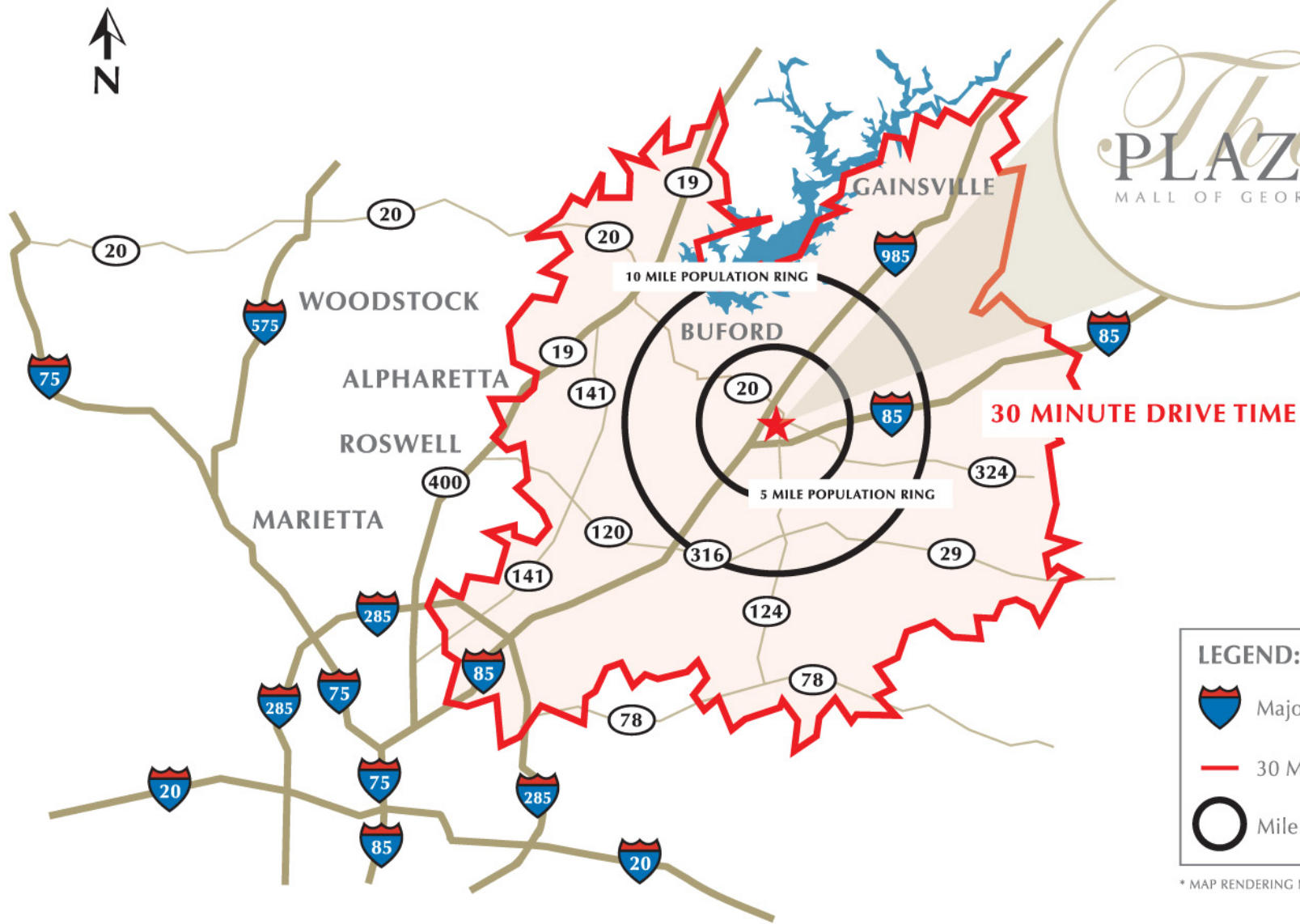
- Approximately 250,000 SF of retail/ restaurant space with 5 outparcels on SR 20

• ACCESS:

- Multiple Access points along SR 20
- Signalized full access intersection with SR 20 and SR 324 (Gravel Springs Road) and Financial Center Way
- Full access curb cut on SR 20 across from Sam's Club
- 2 additional Right in/Right out curb cuts along SR 20 into outparcels
- Multiple curb cuts along Financial Center way through the middle of the development
- SR 324 (Gravel Springs Road) is currently under construction to be a 4-laned median divided road that ends into our development

• NOW LEASING:

- Currently we are leasing Retail boxes, midsize boxes, small shop retail/restaurants, office, and 5 outparcels



LEGEND:

	Major Highways		Routes
	30 Minute Drive Time		Subject
	Mile Population Ring		

* MAP RENDERING NOT TO SCALE

DEMOGRAPHICS

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**
- **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
- **WINNETT COUNTY:**
 - Top 10 fastest growing county in the country
 - Highest median income in the state of Georgia

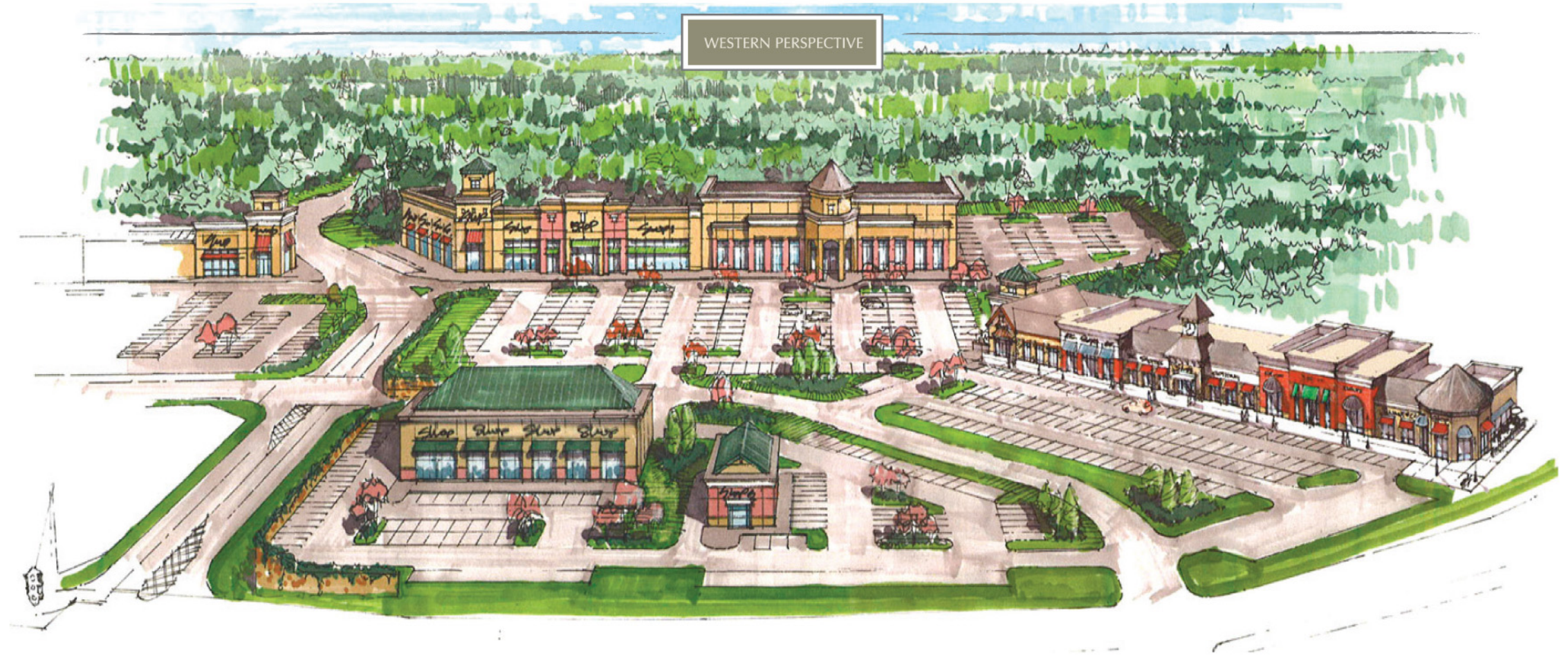
	5 Miles	10 Miles	15 Miles
POPULATION			
2005 Population	84,217	302,312	1,269,027
2010 Population	97,091	364,224	1,481,769
2015 Population	112,016	434,468	1,725,639
% Population Change 1990-2000	129.44%	133.26%	70.09%
% Population Change 2000-2005	19.95%	27.16%	21.73%
HOUSEHOLDS			
2005 Households	26,161	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 Establishments	3,134	10,146	46,157
Total Employees	29,807	115,789	535,439

• **DESIGN | ARCHITECTURE**

VARIETY OF STOREFRONTS | AWNINGS | TOWERS | ROOFING MATERIALS

• **BUILDING MATERIALS**

STONE | STUCCO | BRICK



• **BUILDING ELEMENTS**

TOWERS | DORMERS | AWNINGS

• **HARDSCAPES**

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

EASTERN PERSPECTIVE



THE PLAZA MALL OF GEORGIA



These are photos of The Plaza at Windward (Alpharetta) which captures design similarities to The Plaza at Mall of Georgia

