



Overview

- Anchor: Kroger
- Located in the heart of the Atlanta, GA MSA at a signalized intersection at Jonesboro Rd with great visibility
- Direct access and exposure to I-85 which has 133,000 AADT
- Across the street from future 90-acre, 1.2 million SF commercial development (former Shannon Mall)
- The only true grocery-anchored shopping center within a 4-mile radius, competing only with the Walmart Supercenter located across the street
- One of the fastest growing metropolitan areas in the U.S.

Demos

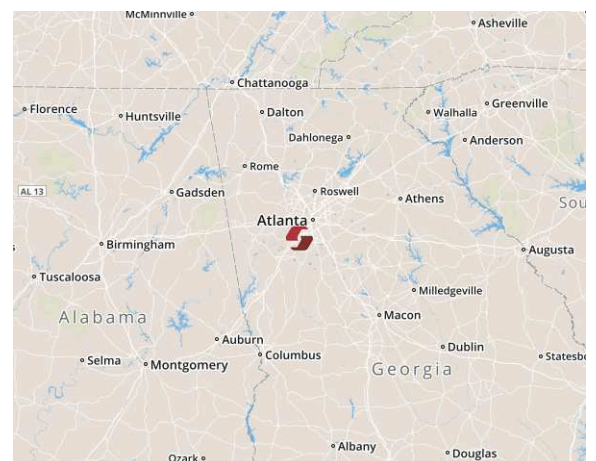
	3 Miles	5 Miles	7 Miles
Population	46,980	98,409	188,316
Households	17,663	36,337	69,859
Avg Household Income	\$50,829	\$56,960	\$60,299

Leasing Contact

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Traffic Counts (AADT)

I-85 150,000
Jonesboro Rd 30,100





10N00	Available	2,000	100A0	J.R. Crickets	4,000	210M0	Jerk Palace	1,518
15P00	Chan & Bay Nail Spa	3,000	100B0	Available	1,600	220A0	Advance Auto Parts	6,560
20S00	Phone Depot	975	130E0	Atlanta Vapor	1,312	230B0	Papa John's	1,500
30T00	Chase Bank	3,000	140F0	Primetime Barber Shop	1,312	2000	Available	2,182
40W00	China Wok	1,000	150G0	Jackson Hewitt	1,307	23000	Verizon Wireless	992
50X00	Metro PCS	1,450	160H0	Smart Staffing	2,730	60000	Kroger	57,036
70Y00	Cambridge Cleaners	1,600	180J0	Subway	1,400	90000	The UPS Store	1,400
80A10	South Fulton Dental Care	1,400	190K0	Available	1,900			

