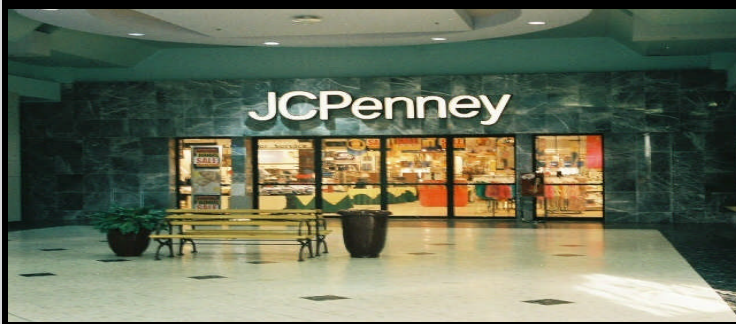


# Houston County Galleria

Warner Robins, Georgia



## Location

The Galleria, a 420,846 sf single level regional mall, is located 20 miles south of Macon, Georgia in the town of Warner Robins, just off I-75.

The Galleria is located in Houston County, which is the fastest growing county, in terms of population, in the state of Georgia.

## Major Tenants

**Sears:** 97,555 sq. ft.  
**J.C. Penney:** 64,450 sq. ft.  
**Belk:** 80,650 sq. ft.  
**Goody's:** 30,000 sq. ft.  
**Cinemas:** 50,000 sq. ft.

## Small Shop Space

64 units: 148,191 sq. ft.

## Traffic Counts:

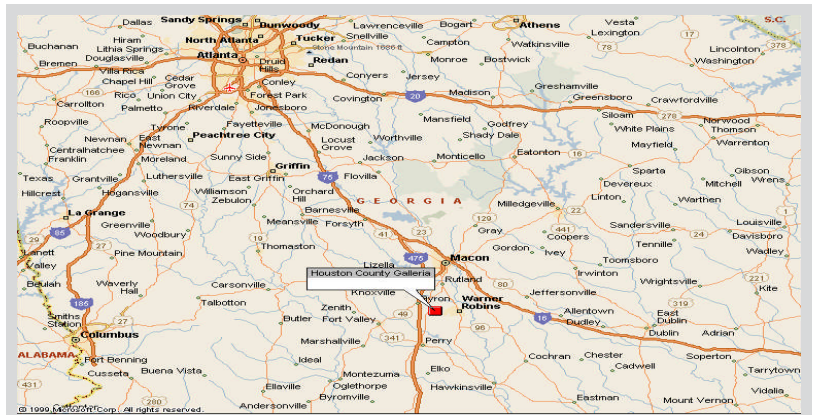
**Watson Blvd:** 33,614 a/dt  
**Houston Lake Blvd:** 14,443 a/dt

## Trade Area

The Galleria's trade area, which includes Centerville, Perry, and Warner Robins, extends nearly 50 miles to the south, 25 miles east, and 25 miles west for a total population of 285,416. The area benefits greatly from the presence of Warner Robins Air Force Base, located in nearby Warner Robins. Robins is one of the largest Air Force Bases in the south, has a \$4 Billion economic impact on the area, and employs over 19,800 people.

## Demographics: (5 mile ring)

**Population:** 2008: 96,587      2013: 108,159  
**Avg. HH Income:** 2008: \$63,877



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 Zamias Services Inc



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 additional information:

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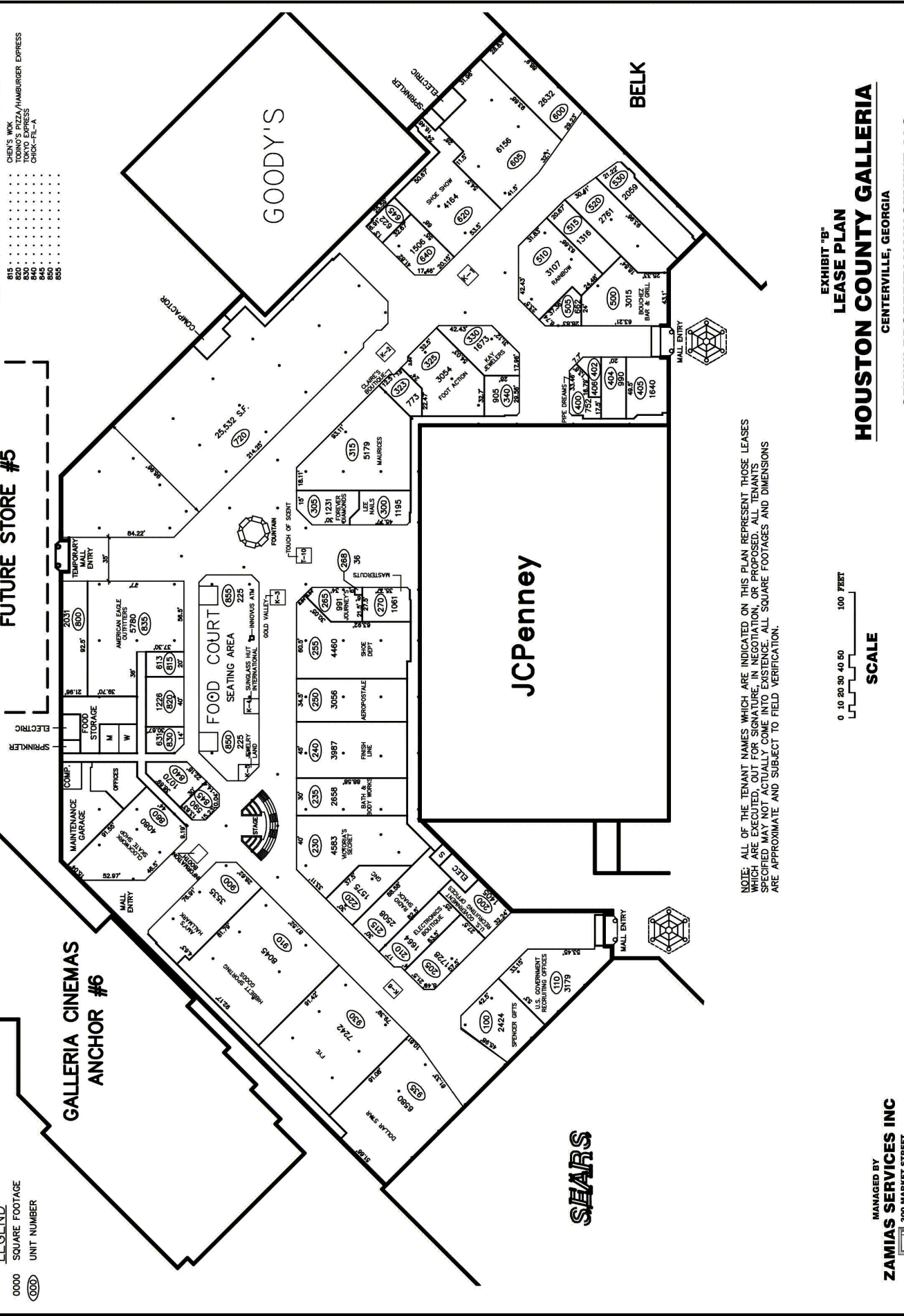
**LEGEND**  
 0000 SQUARE FOOTAGE  
 (000) UNIT NUMBER

**GALLERIA CINEMAS ANCHOR #6**

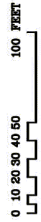
**FUTURE STORE #5**

**FOOD COURT DATA**

TENANT NUMBER	TENANT NAME
815	CHEN'S WOK
820	TODINO'S PIZZA/HAMBURGER EXPRESS
830	TOKYO EXPRESS
840	CHICK-FL-A
850	
855	



**NOTE:** ALL OF THE TENANT NAMES WHICH ARE INDICATED ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, IN NEGOTIATION, OR PROPOSED. ALL TENANTS SPECIFIED MAY NOT ACTUALLY COME INTO EXISTENCE. ALL SQUARE FOOTAGES AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.



**EXHIBIT "B"**  
**LEASE PLAN**  
**HOUSTON COUNTY GALLERIA**  
 CENTERTVILLE, GEORGIA  
**GEMINI PROPERTY MANAGEMENT, LLC**

**DATE: 10/21/08**

**MANAGED BY**  
**ZAMIAS SERVICES INC**  
 300 MARKET STREET  
 JOHNSTOWN, PA 15801  
 TEL: (814) 535-3563

**LP-1**