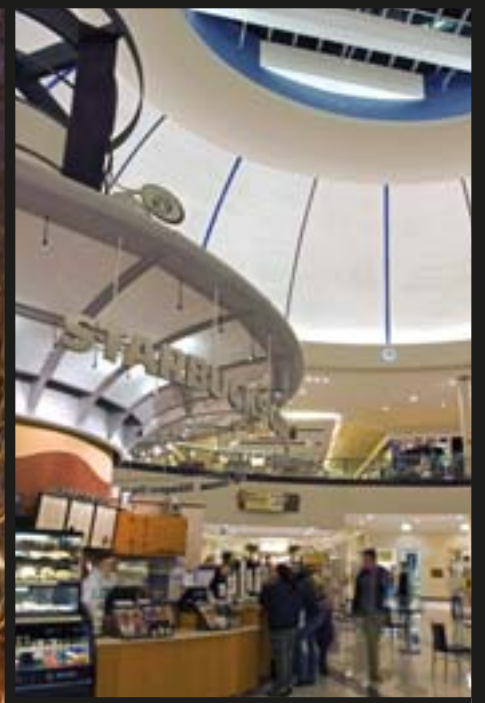




Cumberland Mall

ATLANTA, GEORGIA



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SITUATED AT THE INTERSECTION OF COBB PARKWAY AND TWO OF ATLANTA'S MOST HEAVILY TRAFFICKED HIGHWAYS (I-75 AND I-285) WITH ALMOST ONE MILLION CARS PASSING THROUGH DAILY.

- Retail hub of the Cumberland/Galleria business and residential district.
- 178,000 daytime employees and 29 million square feet of office space are located within 5-miles of Cumberland Mall.
- Cumberland/Galleria is the third-largest employment center in metro Atlanta, trailing only downtown and the Central Perimeter.
- Cobb Galleria Centre, the adjacent convention center which hosts over 500,000 visitors a year, is connected to the mall property via a covered walkway.
- Over 6,100 hotel rooms serving the visitor and convention market are available within a 5-mile radius.
- Cobb County has over 4 million visitors annually, and the second highest tourism expenditures in Georgia.
- The \$145 million Cobb Energy Performing Arts Center opening in September 2007 and is located just one block from the mall. The facility serves as a venue for the Atlanta Opera, the Atlanta Ballet, concerts, Broadway shows, corporate meetings, and events.
- Over \$2 billion in new mixed-use, office and high-rise condominium construction are underway within the Cumberland/Galleria business district, including condos which sell for \$900,000 - \$2 million.
- Many Fortune 500 and international companies are located in the Cumberland/Galleria area, including corporate headquarters for Home Depot, GE Energy, Worldspan, and Russell Athletic and major facilities for Coca-Cola and IBM.

OUTSTANDING DEMOGRAPHICS

- Household incomes of \$94,000 within a 5-mile radius which includes nearby exclusive Vinings and Buckhead residential areas. 26% of homes in a 5-mile radius are valued at \$500,000 or more.
- Cobb County is the most educated county in Georgia and the 15th most educated county in the nation.
- Cobb County is #2 in per capita income in Georgia.

NORTHWEST ATLANTA'S RESTAURANT & RETAIL DESTINATION

- Cumberland Mall has added five new restaurants in the new outdoor plaza: Maggiano's Little Italy • The Cheesecake Factory • P.F. Chang's China Bistro • Stoney River Legendary Steaks • Ted's Montana Grill
- Prominent retailers include: Chico's • Soma • American Eagle Outfitters bebe • Caché • Charlotte Russe • Gap • Forever 21 • Spa Sydell • Aldo Victoria's Secret • White House/Black Market • Starbucks Coffee

THE NEW CUMBERLAND MALL

- Multi-million dollar redevelopment project added 77,000 square feet of lifestyle retailers and five signature restaurants.
- The interior has been completely renovated and includes upscale lighting treatments, new flooring, ceilings, handrails, family restrooms, soft seating areas and Wi-Fi access in Center Court.
- Popular 13-tenant food court that produces sales of \$1,000 per square foot has been expanded and remodeled.
- Macy's is undergoing a major renovation and merchandise upgrade in 2007.

MALL INFORMATION

LOCATION

I-285 and I-75 at Cobb Parkway

MARKET

Northwest Atlanta

DESCRIPTION

Two-level, enclosed, super-regional

ANCHORS

Macy's, Sears, Costco Wholesale

TOTAL RETAIL SQUARE FOOTAGE 1,050,000

PARKING SPACES 4,877

OPENED 1973

EXPANDED 1990; 2006

RENOVATED 2000; 2007

TRADE AREA PROFILE

2007 POPULATION 978,451

2012 PROJECTED POPULATION 1,051,636

2007 HOUSEHOLDS 373,006

2012 PROJECTED HOUSEHOLDS 399,862

2007 MEDIAN AGE 34.9

2007 AVERAGE HH INCOME \$82,540

2012 PROJECTED AVERAGE HH INCOME \$88,891

5-MILE RADIUS PROFILE

2007 POPULATION 179,377

2012 PROJECTED POPULATION 186,489

2007 HOUSEHOLDS 79,112

2012 PROJECTED HOUSEHOLDS 82,172

2007 MEDIAN AGE 34.7

2007 AVERAGE HH INCOME \$93,829

2012 PROJECTED AVERAGE HH INCOME \$101,008

DAYTIME EMPLOYMENT

3-MILE RADIUS 102,287

5-MILE RADIUS 177,961

SOURCE: CLARITAS, INC.

