

GEORGIA SQUARE MALL

3700 Atlanta Highway

Athens, GA 30606



3445 Peachtree Road, Suite 465
Atlanta, GA 30326

Leasing Contacts

For Leasing Information:

Leasing Contact:

Keith Bradberry

706-543-7908 ext. 227

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Site Summary

LOCATION: 3700 Atlanta Highway
Athens, GA 30606

SIZE: 686,517 SF

TENANTS:

American Eagle	Belk
Charlotte Russe	Express
Rue 21	Hibbett Sports
Hollister	JCPenney
Macy's	NY & Co.
Sears	Victoria's Secret

DEMOGRAPHICS:

<u>Radius:</u>	<u>5 Miles</u>	<u>10 Miles</u>	<u>20 Miles</u>
Total Households	27,507	61,449	119,843
Average HH Income	\$65,241	\$57,470	\$57,077
Residential Population	69,689	162,465	326,018
Employee Population	34,583	64,894	105,200

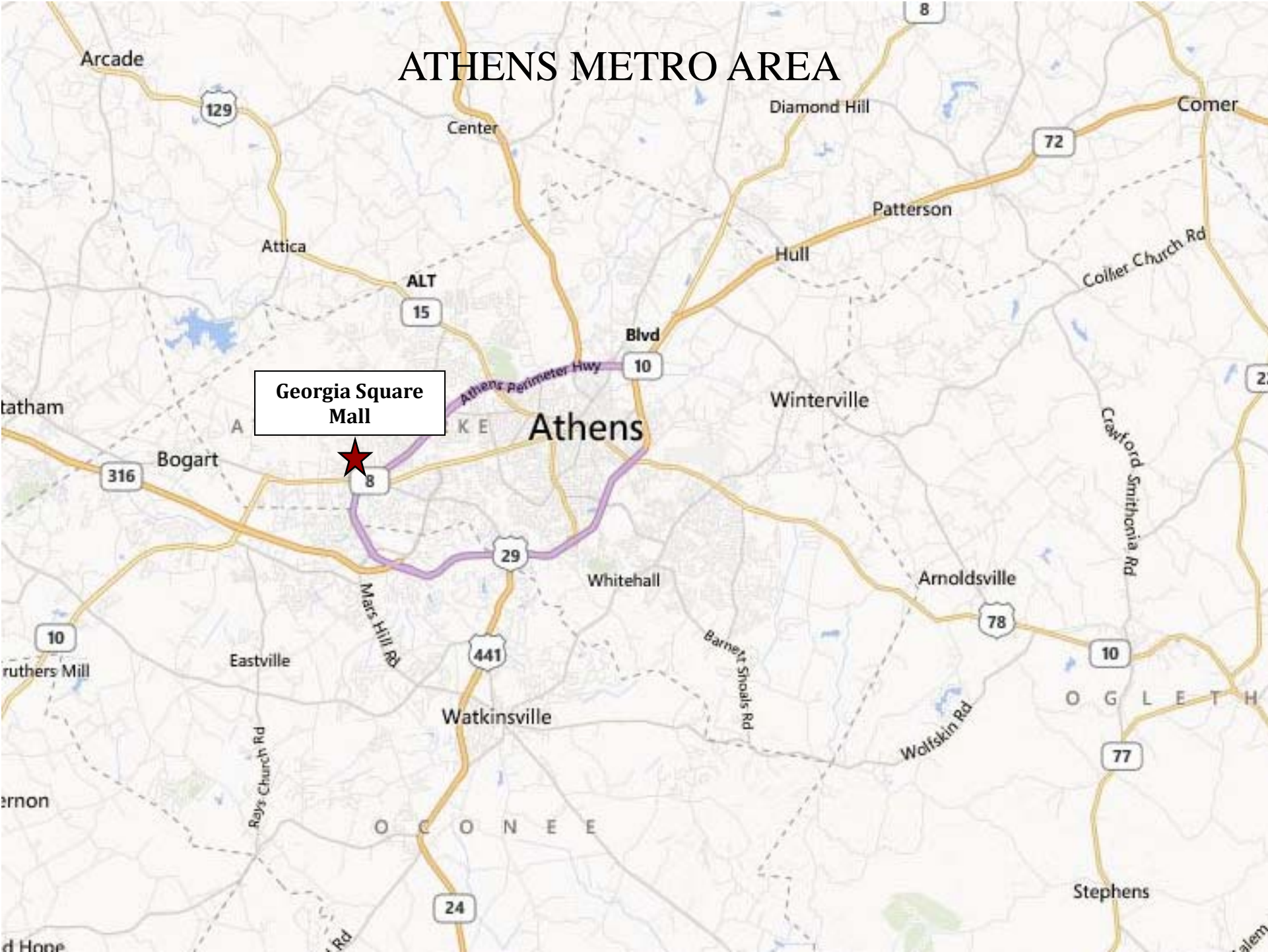
<u>Drivetime:</u>	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>20 Minutes</u>
Total Households	5,399	32,725	70,165
Average HH Income	\$71,724	\$57,190	\$56,600
Residential Population	11,529	85,268	186,517
Employee Population	8,228	45,033	71,516

TRAFFIC COUNTS:

Atlanta Highway	34,100
Athens Perimeter Hwy	33,090



ATHENS METRO AREA



Georgia Square Mall



GEORGIA SQUARE MALL COMPETITORS

GEORGIA SQUARE MALL
↓

1

0

Athens Perimeter

2

4

Atlanta Highway

5

6

7

8

W. Broad St.

Athens Perimeter

Epps Bridge Pkwy

9

10

11

12

13

Oconee Connector

14

University Parkway

- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
-
- 8
- 9
- 10
- 11
- 12
- 13
- 14



TOYS 'R US

Race Trac

BURGER KING

Sobeys
REAL PIT BAR-B-Q

Pier 1 Imports

ZAXBY'S

SEARS

belk
MODERN SOUTHERN STYLE

macy's

GEORGIA THEATER

jcpenny

PEPBOYS
AUTO

MISSION SQUARE

ATLANTA HIGHWAY (AAT 34.100)

STARBUCKS COFFEE

DALTON CARPET ONE

TENANT NAMES SHOWN ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, OR IN NEGOTIATION.

ALL TENANT LEASE AREAS ARE MEASURED FROM THE TENANT LEASE LINE TO THE OUTSIDE FACE OF EXTERIOR WALLS OR THE CENTERLINE OF ADJACENT TOWN DRIVING WALLS AND/OR SERVICE EXIT CORRIDOR WALLS.

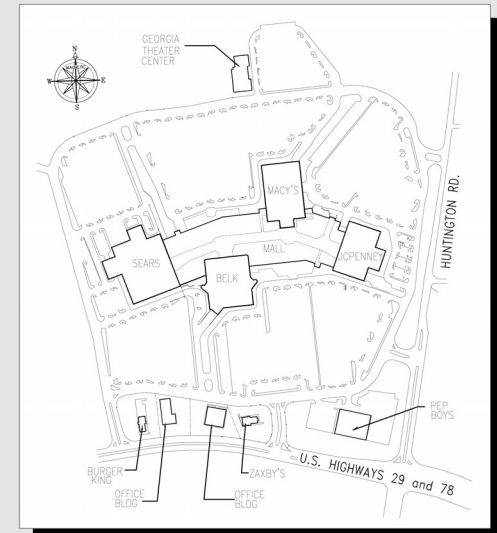
CERTAIN OF THE ELEMENTS SHOWN ON THE ABOVE PLAN ARE INDICATED AS FUTURE OR PROPOSED. GREEN SHADY MALL MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

THIS EXHIBIT IS ONLY ILLUSTRATIVE OF THE SIZE AND RELATIONSHIP OF THE LEASABLE AREAS, COMMON AREAS, AND OTHER BUILDINGS AND FACILITIES IN OR ADJACENT TO LANDLORD'S BUILDING ALL OF WHICH AREAS, BUILDINGS AND FACILITIES ARE SUBJECT TO CHANGE FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE. THE PRECISE LOCATION AND EXACT DIMENSIONS OF THE PREMISES APPEARS ON THE LEASE OUTLINE DRAWINGS.

SCALE 1"=120'-0"

0 60 120 240

KEY PLAN



MASTER LEASING SITE FOR



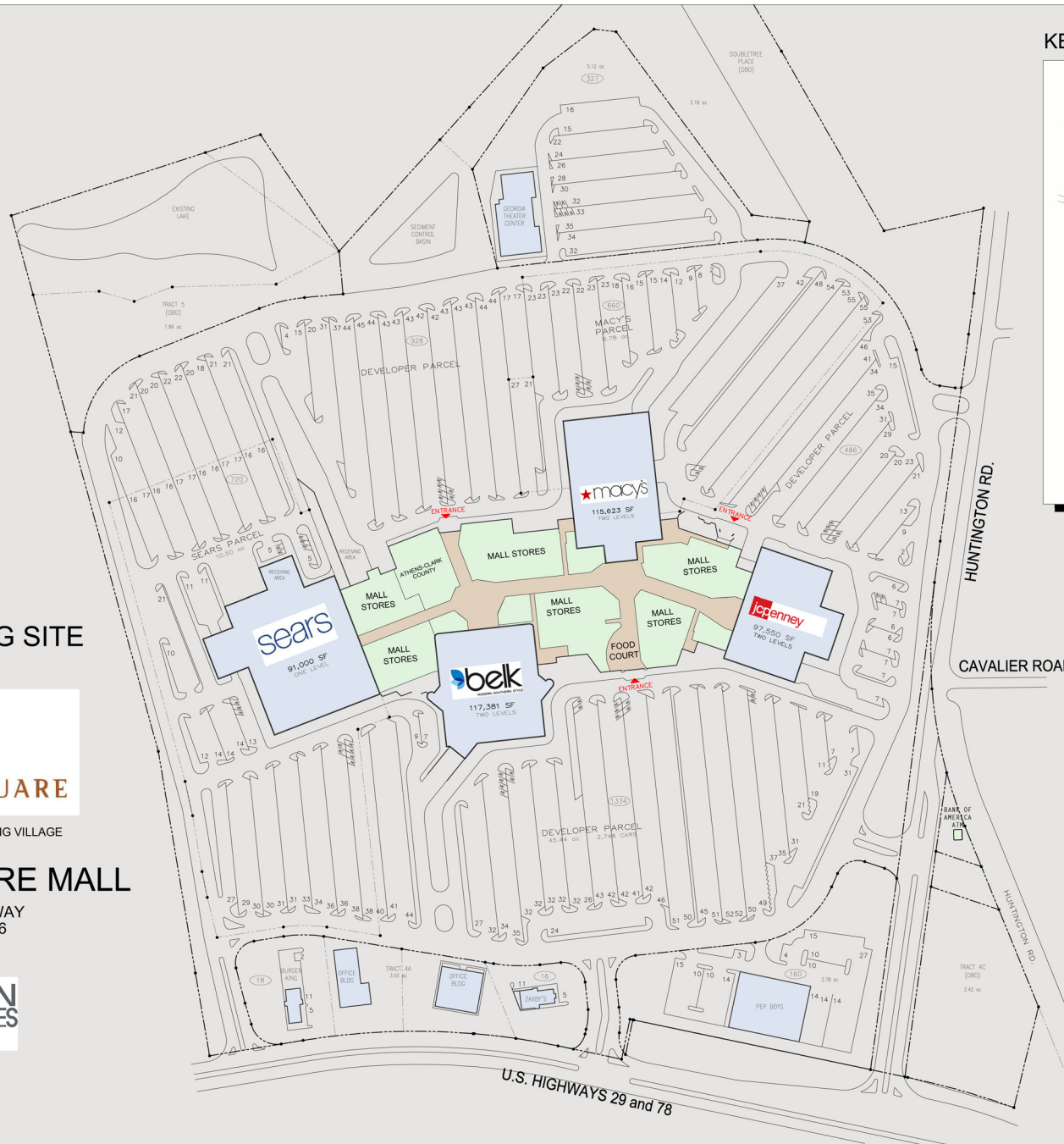
A HENDON PROPERTIES SHOPPING VILLAGE

GEORGIA SQUARE MALL

3700 ATLANTA HIGHWAY
ATHENS, GA 30606
(706) 543-7908



3445 PEACHTREE RD.
SUITE 465
ATLANTA, GA 30326
(404) 262-7400



SITE DATA

NAME	CURRENT AREA
BELK	117,381 SF
JC PENNEY	97,550 SF
MACY'S	115,623 SF
SEARS	91,000 SF
MALL SHOPS	247,696 SF
TOTAL MALL GLA	669,250 SF
GEORGIA THEATER CENTER	15,149 SF
BURGER KING	2,379 SF
ZAXBY'S	2,872 SF
PEP BOYS	20,864 SF
TOTAL OUTPARCEL GLA	41,264 SF
TOTAL MALL AREA GLA	710,514 SF
TOTAL PARKING	4,649 SPACES

LATEST REVISION: SEPTEMBER 30, 2013

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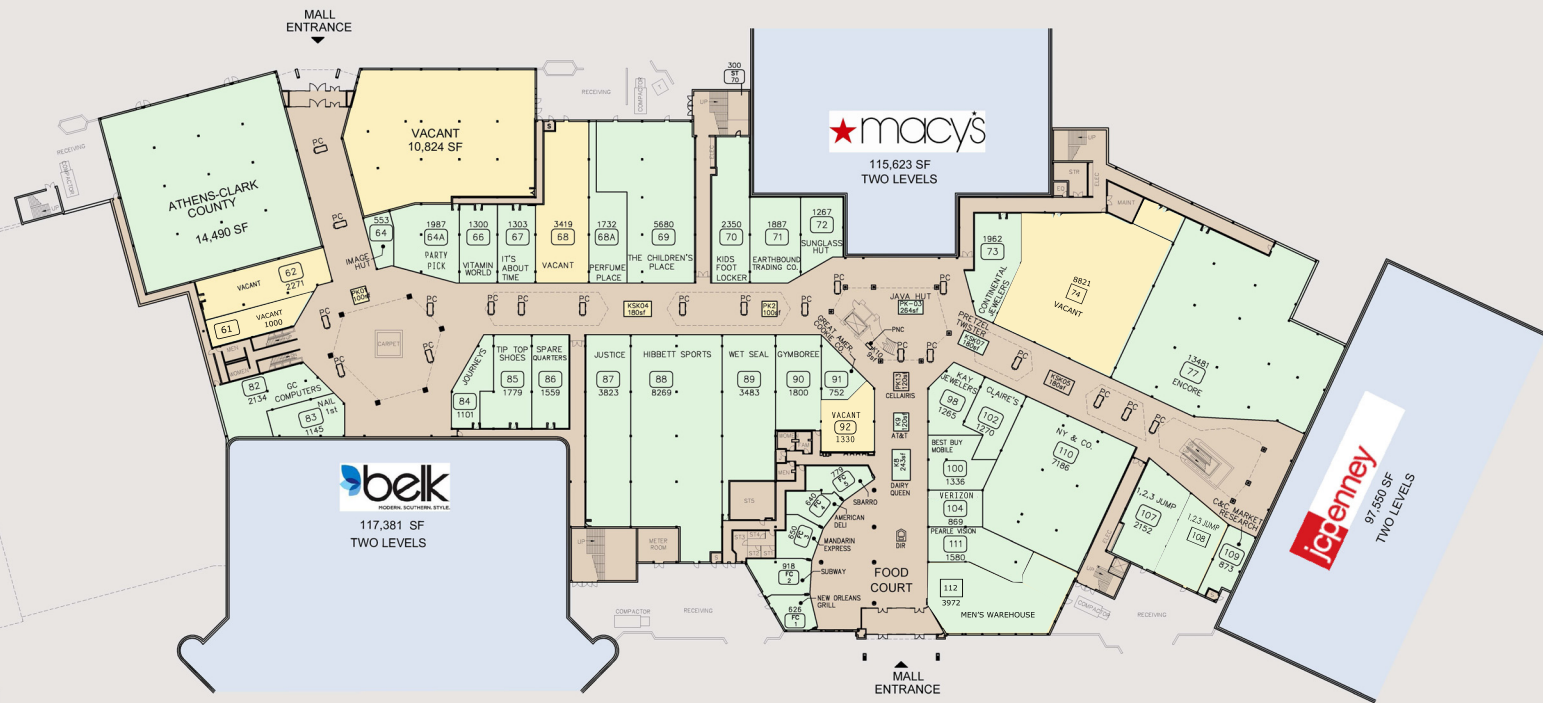
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SCALE 1"=40'-0"
0 20 40 80

sears
ABOVE



LOWER LEVEL
MASTER LEASING PLAN
FOR



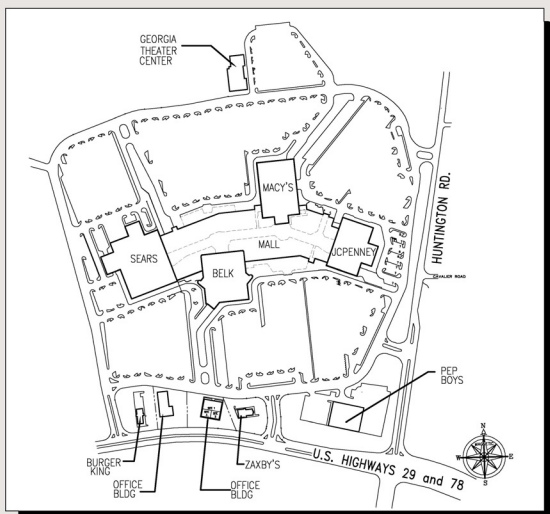
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SITE PLAN

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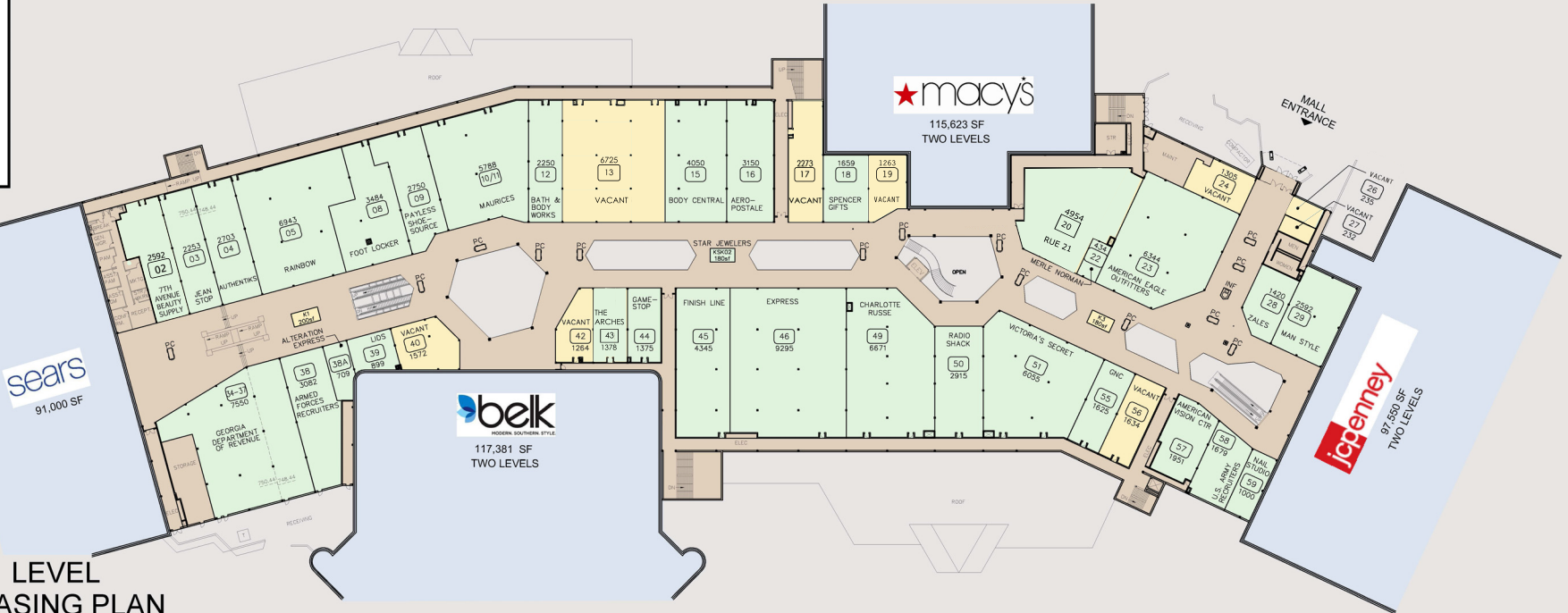
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SCALE 1"=40'-0"

0 20 40 80



**UPPER LEVEL
MASTER LEASING PLAN**
FOR



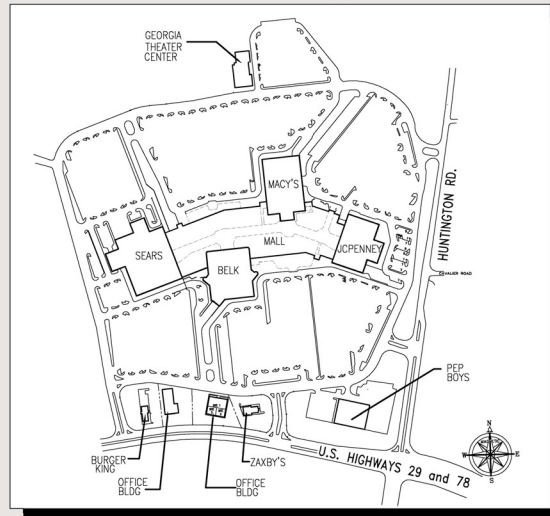
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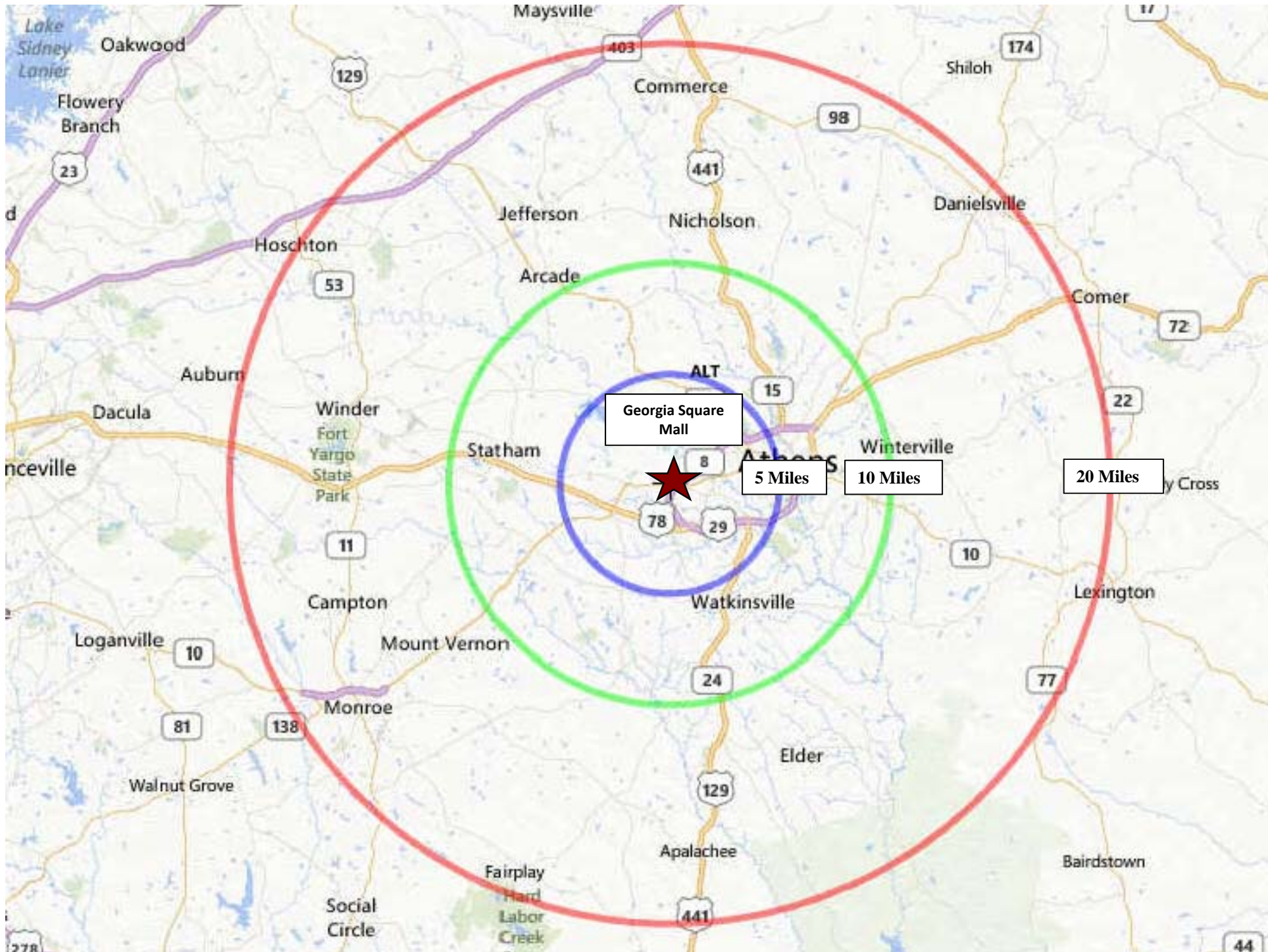
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SITE PLAN



Executive Summary

Georgia Square Mall
 3700 Atlanta Hwy, Athens, GA, 30606,
 Rings: 5, 10, 20 mile radii

Prepared by Shannon Mullinax

Latitude: 33.940870505
 Longitude: -83.46673031

	5 miles	10 miles	20 miles
Population			
2000 Population	58,060	132,497	247,322
2010 Population	67,878	158,766	317,891
2013 Population	69,689	162,465	326,018
2018 Population	72,243	167,722	336,922
2000-2010 Annual Rate	1.57%	1.83%	2.54%
2010-2013 Annual Rate	0.81%	0.71%	0.78%
2013-2018 Annual Rate	0.72%	0.64%	0.66%
2013 Male Population	46.9%	48.0%	48.5%
2013 Female Population	53.1%	52.0%	51.5%
2013 Median Age	29.9	28.5	32.5

In the identified area, the current year population is 326,018. In 2010, the Census count in the area was 317,891. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 336,922 representing a change of 0.66% annually from 2013 to 2018. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 32.5, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	69.6%	67.9%	72.9%
2013 Black Alone	19.7%	21.1%	17.9%
2013 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2013 Asian Alone	3.5%	3.8%	2.8%
2013 Pacific Islander Alone	0.1%	0.1%	0.1%
2013 Other Race	4.8%	4.8%	4.0%
2013 Two or More Races	2.0%	2.1%	2.1%
2013 Hispanic Origin (Any Race)	10.2%	10.1%	8.6%

Persons of Hispanic origin represent 8.6% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 52.5 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	22,909	50,389	92,502
2010 Households	26,782	60,123	117,113
2013 Total Households	27,507	61,449	119,843
2018 Total Households	28,578	63,475	123,675
2000-2010 Annual Rate	1.57%	1.78%	2.39%
2010-2013 Annual Rate	0.83%	0.67%	0.71%
2013-2018 Annual Rate	0.77%	0.65%	0.63%
2013 Average Household Size	2.38	2.49	2.63

The household count in this area has changed from 117,113 in 2010 to 119,843 in the current year, a change of 0.71% annually. The five-year projection of households is 123,675, a change of 0.63% annually from the current year total. Average household size is currently 2.63, compared to 2.62 in the year 2010. The number of families in the current year is 77,833 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Georgia Square Mall
3700 Atlanta Hwy, Athens, GA, 30606,
Rings: 5, 10, 20 mile radii

Prepared by Shannon Mullinax

Latitude: 33.940870505

Longitude: -83.46673031

	5 miles	10 miles	20 miles
Median Household Income			
2013 Median Household Income	\$42,429	\$38,167	\$41,180
2018 Median Household Income	\$51,778	\$44,584	\$48,721
2013-2018 Annual Rate	4.06%	3.16%	3.42%
Average Household Income			
2013 Average Household Income	\$65,241	\$57,470	\$57,077
2018 Average Household Income	\$79,008	\$68,487	\$66,539
2013-2018 Annual Rate	3.90%	3.57%	3.12%
Per Capita Income			
2013 Per Capita Income	\$26,303	\$22,380	\$21,339
2018 Per Capita Income	\$31,771	\$26,545	\$24,773
2013-2018 Annual Rate	3.85%	3.47%	3.03%

Current median household income is \$41,180 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$48,721 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$57,077 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$66,539 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$21,339 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$24,773 in five years, compared to \$32,073 for all U.S. households

Housing			
2000 Total Housing Units	24,200	53,417	98,454
2000 Owner Occupied Housing Units	11,370	25,234	56,083
2000 Owner Occupied Housing Units	11,540	25,156	36,419
2000 Vacant Housing Units	1,290	3,027	5,952
2010 Total Housing Units	29,719	66,960	130,157
2010 Owner Occupied Housing Units	13,742	31,062	73,456
2010 Renter Occupied Housing Units	13,040	29,061	43,657
2010 Vacant Housing Units	2,937	6,837	13,044
2013 Total Housing Units	29,902	67,470	131,891
2013 Owner Occupied Housing Units	13,263	30,026	72,009
2013 Renter Occupied Housing Units	14,244	31,423	47,833
2013 Vacant Housing Units	2,395	6,021	12,048
2018 Total Housing Units	30,732	69,523	136,480
2018 Owner Occupied Housing Units	13,972	31,461	75,097
2018 Renter Occupied Housing Units	14,607	32,013	48,578
2018 Vacant Housing Units	2,154	6,048	12,805

Currently, 54.6% of the 131,891 housing units in the area are owner occupied; 36.3%, renter occupied; and 9.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 130,157 housing units in the area - 56.4% owner occupied, 33.5% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 0.59%. Median home value in the area is \$135,852, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 4.36% annually to \$168,131.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.