

GREENBRIAR MALL

2841 Greenbriar Pkwy SW

Atlanta, GA 30331



3445 Peachtree Road, Suite 465
Atlanta, GA 30326

Leasing Contacts

For Leasing Information:

Permanent Leasing Contact:

Richard Wilson

404-926-1536

rwilson@hendonproperties.com

Temporary and Cart Leasing Contact:

Hazel Payne

404-629-3925

hpayne@shopgreenbriar.com

Site Summary

LOCATION: 2841 Greenbriar Pkwy SW
Atlanta, GA 30331

SIZE: 807,697 SF

ANCHOR TENANTS: Burlington Coat Factory Corinthian College
Macy's Super Beauty

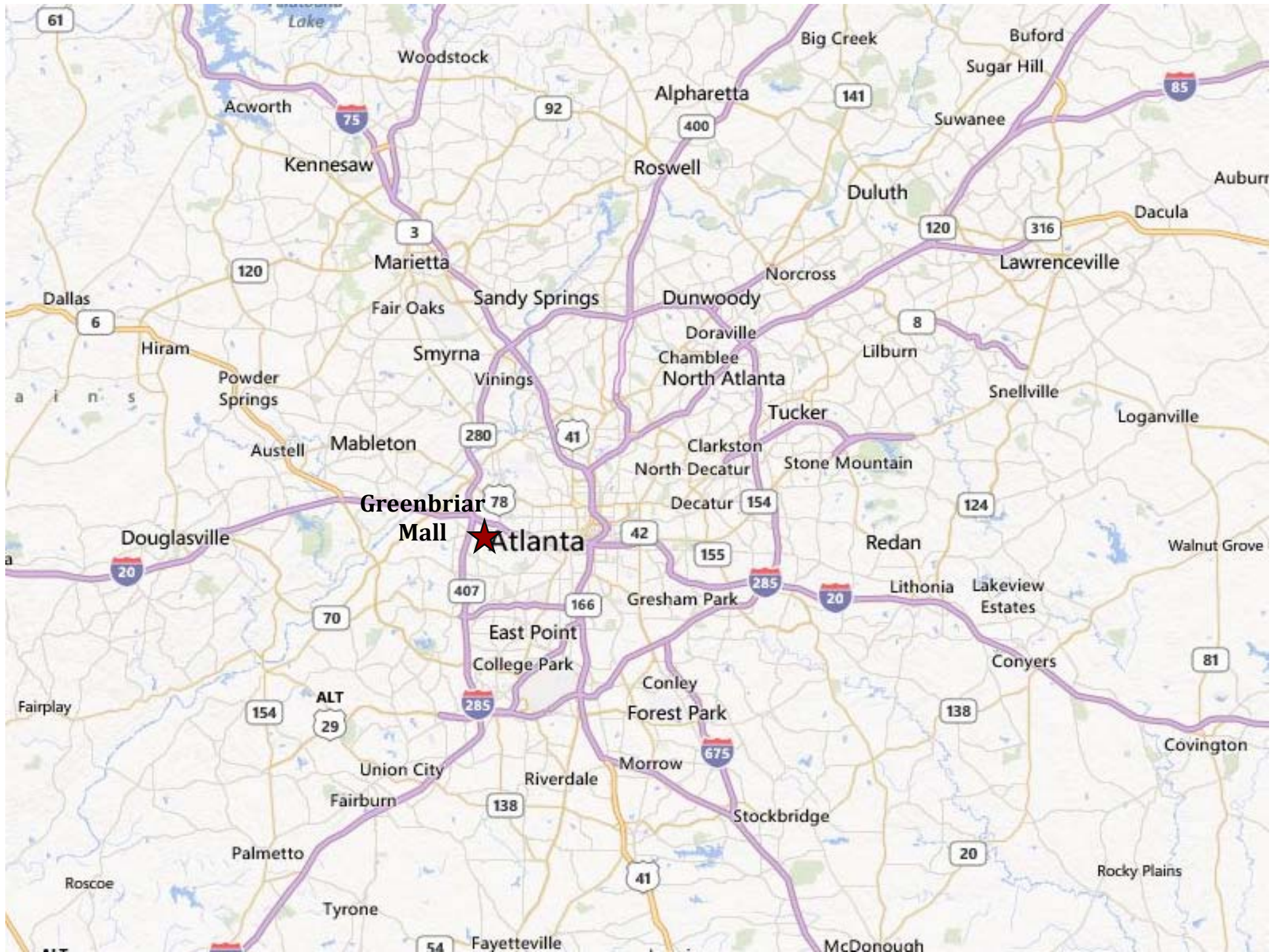
DEMOGRAPHICS:

<u>Radius:</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Total Households	3,334	27,539	62,546
Average HH Income	\$50,616	\$49,707	\$46,367
Residential Population	7,532	66,353	155,276
Employee Population	2,491	19,831	63,724

<u>Drivetime:</u>	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>15 Minutes</u>
Total Households	12,448	64,166	185,454
Average HH Income	\$43,732	\$45,231	\$54,053
Residential Population	29,013	159,732	457,344
Employee Population	6,649	54,832	303,651

TRAFFIC COUNTS:

Langford Parkway 53,504
Greenbriar Parkway SW 20,580





Tyler Perry Studios

St. Stephen Baptist Church 154,250 (AADT)

Vacant

Greenbriar Pkwy (AADT 20,580)

Outparcels Available ("B" - "E")

Outparcel "A"

Chark Bar

Burlington coat factory

Greenbriar Mall

Beauty Master

CCI CORINTHIAN COLLEGES, INC.

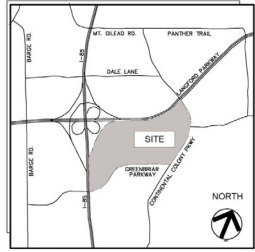
macy's

Out-parcel "F"

Langford Pkwy (AADT 53,504)



Macy's Tire Center



LOCATION MAP N.T.S.



MASTER SITE PLAN
FOR
GREENBRIAR MALL

2841 GREENBRIAR PKWY. SW
ATLANTA, GA 30331

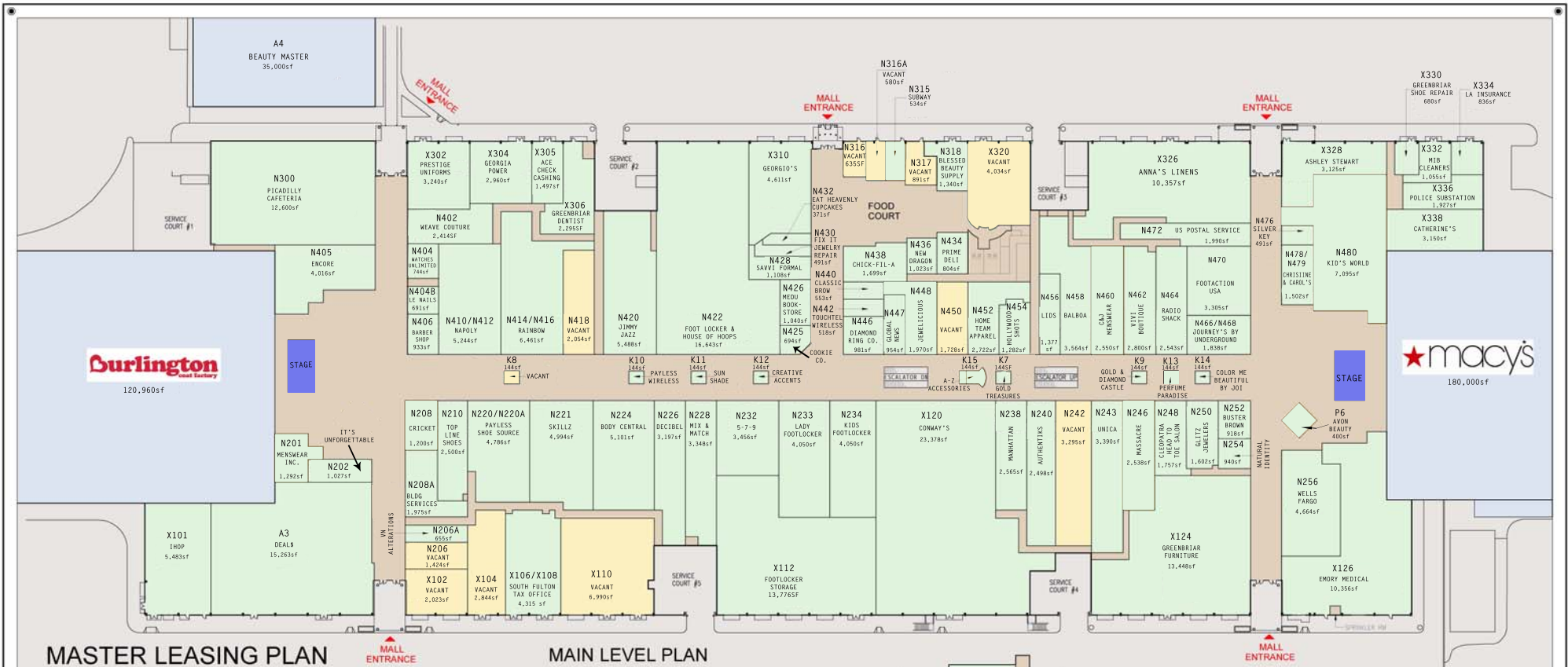
(404) 344-6611



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

SCALE 1"=100'-0"
0 50 100 200 300

LATEST REVISION: JANUARY 26, 2012



MASTER LEASING PLAN

FOR

GREENBRIAR MALL

A HENDON PROPERTIES SHOPPING VILLAGE

GREENBRIAR MALL

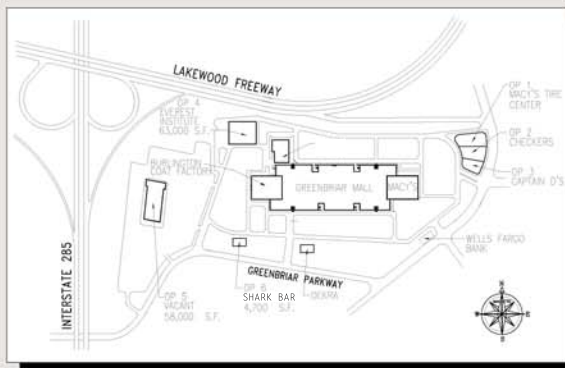
2841 GREENBRIAR PKWY. SW
ATLANTA, GA 30331
(404) 344-6611



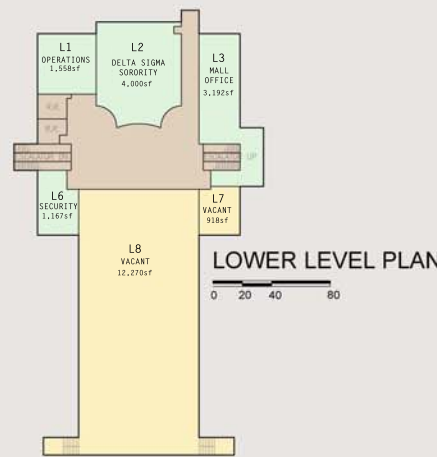
3445 PEACHTREE RD.
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(404) 262-7400

MAIN LEVEL PLAN

0 20 40 80



SITE PLAN



LOWER LEVEL PLAN

0 20 40 80

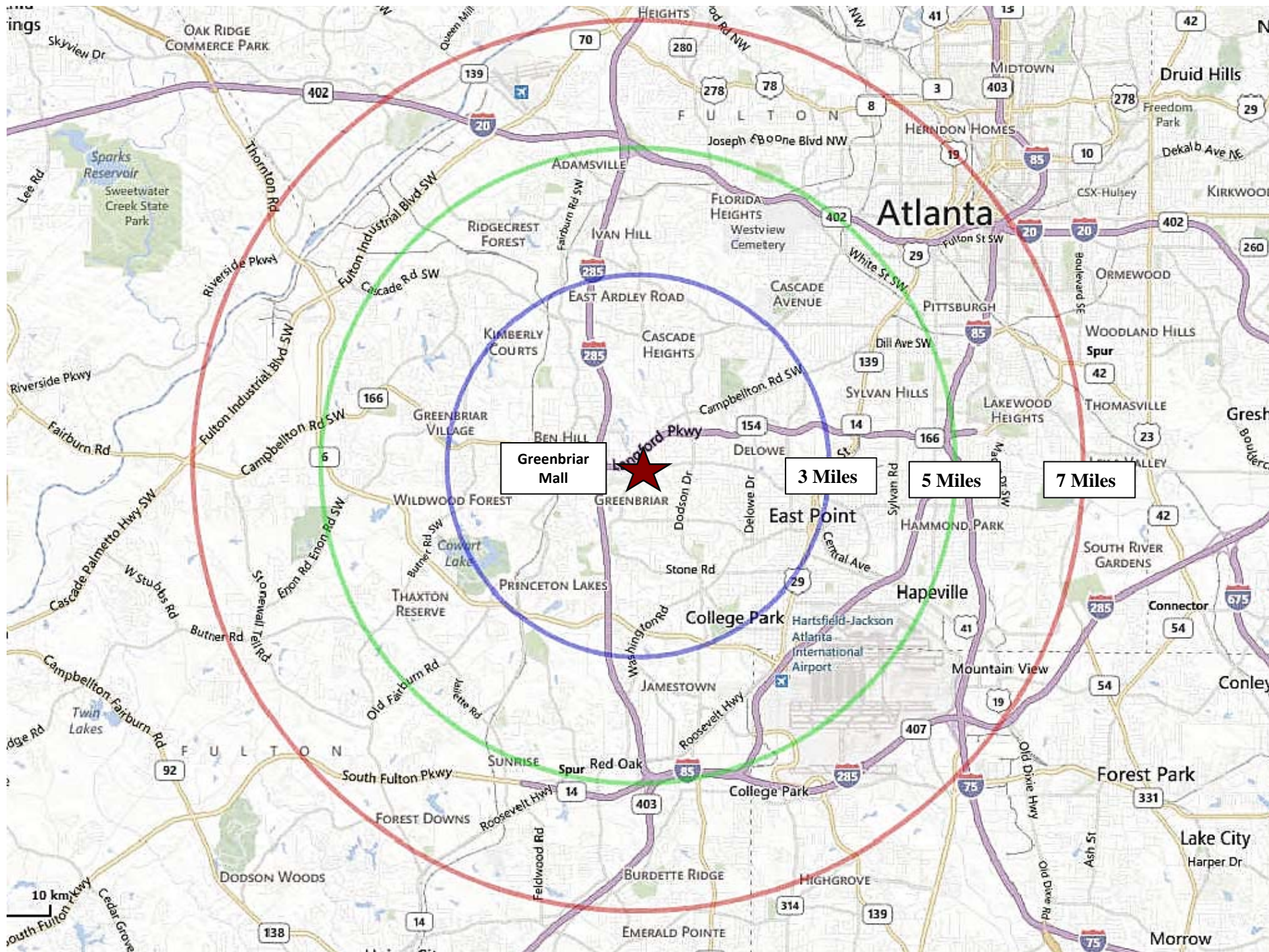
TENANT NAMES SHOWN ON THIS PLAN REPRESENT THEIR LEASES WHEN AMPL EXECUTED, OUT FOR NEGOTIATION, OR IN NEGOTIATION.

ALL TENANT LEASE AREAS ARE INDICATED FROM THE TENANT LEASE LINE TO THE SHOWN LINE OF CUSTOMER WALLS OR THE CENTERLINE OF ADJACENT TENANT STAIRWAYS WALLS AND/OR SERVICE LINE COMMON WALLS.

COURTS OF THE TENANTS SHOWN ON THE GREAT PLAN ARE INDICATED AS FUTURE OFF PROPOSED GREENBRIAR MALL. SHOWN AND HYPERINDICATED THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

THIS EXHIBIT IS ONLY ILLUSTRATIVE OF THE SIZE AND RELATIONSHIP TO THE LEASABLE AREAS, COMMON AREAS AND OTHER BUILDINGS AND FACILITIES IN OR ADJACENT TO GREENBRIAR MALL. BUILDING ALL OF WHICH 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 APPEAR ON THE LEASE OUTLINE DRAWINGS.

LATEST REVISION: JULY 1, 2014



Greenbriar Mall

3 Miles

5 Miles

7 Miles

Greenbriar Mall
Rings: 3, 5, 7 mile radii

Prepared by Shannon Mullinax

Latitude: 33.688228
Longitude: -84.493598

	3 miles	5 miles	7 miles
Population			
2000 Population	66,026	152,256	286,657
2010 Population	65,881	147,615	274,015
2013 Population	66,834	150,220	279,334
2018 Population	71,896	161,897	300,909
2000-2010 Annual Rate	-0.02%	-0.31%	-0.45%
2010-2013 Annual Rate	0.44%	0.54%	0.59%
2013-2018 Annual Rate	1.47%	1.51%	1.50%
2013 Male Population	45.3%	45.8%	46.3%
2013 Female Population	54.7%	54.2%	53.7%
2013 Median Age	34.7	35.7	34.0

In the identified area, the current year population is 279,334. In 2010, the Census count in the area was 274,015. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 300,909 representing a change of 1.50% annually from 2013 to 2018. Currently, the population is 46.3% male and 53.7% female.

Median Age

The median age in this area is 34.0, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	7.1%	7.0%	6.5%
2013 Black Alone	87.4%	87.8%	87.9%
2013 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2013 Asian Alone	0.6%	0.5%	0.7%
2013 Pacific Islander Alone	0.0%	0.0%	0.0%
2013 Other Race	2.8%	2.6%	2.8%
2013 Two or More Races	1.8%	1.8%	1.8%
2013 Hispanic Origin (Any Race)	5.6%	5.2%	5.5%

Persons of Hispanic origin represent 5.5% 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 30.4 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	25,536	57,281	104,107
2010 Households	27,283	59,294	105,976
2013 Total Households	27,755	60,507	108,378
2018 Total Households	30,085	65,685	117,801
2000-2010 Annual Rate	0.66%	0.35%	0.18%
2010-2013 Annual Rate	0.53%	0.63%	0.69%
2013-2018 Annual Rate	1.63%	1.66%	1.68%
2013 Average Household Size	2.39	2.46	2.50

The household count in this area has changed from 105,976 in 2010 to 108,378 in the current year, a change of 0.69% annually. The five-year projection of households is 117,801, a change of 1.68% annually from the current year total. Average household size is currently 2.50, compared to 2.51 in the year 2010. The number of families in the current year is 63,094 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.

	3 miles	5 miles	7 miles
Median Household Income			
2013 Median Household Income	\$36,430	\$34,915	\$32,008
2018 Median Household Income	\$40,821	\$38,993	\$35,800
2013-2018 Annual Rate	2.30%	2.23%	2.26%
Average Household Income			
2013 Average Household Income	\$50,616	\$49,707	\$46,367
2018 Average Household Income	\$58,819	\$58,020	\$53,853
2013-2018 Annual Rate	3.05%	3.14%	3.04%
Per Capita Income			
2013 Per Capita Income	\$21,062	\$20,136	\$18,286
2018 Per Capita Income	\$24,645	\$23,657	\$21,353
2013-2018 Annual Rate	3.19%	3.28%	3.15%

Current median household income is \$32,008 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$35,800 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$46,367 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$53,853 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$18,286 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$21,353 in five years, compared to \$32,073 for all U.S. households

Housing			
2000 Total Housing Units	27,328	61,445	113,595
2000 Owner Occupied Housing Units	11,742	26,903	46,340
2000 Renter Occupied Housing Units	13,794	30,378	57,766
2000 Vacant Housing Units	1,792	4,164	9,489
2010 Total Housing Units	33,048	72,267	132,355
2010 Owner Occupied Housing Units	11,828	27,694	48,417
2010 Renter Occupied Housing Units	15,455	31,600	57,559
2010 Vacant Housing Units	5,765	12,973	26,379
2013 Total Housing Units	33,600	73,826	134,972
2013 Owner Occupied Housing Units	11,122	26,429	45,913
2013 Renter Occupied Housing Units	16,633	34,079	62,465
2013 Vacant Housing Units	5,845	13,319	26,594
2018 Total Housing Units	36,069	79,220	144,328
2018 Owner Occupied Housing Units	12,372	29,571	51,295
2018 Renter Occupied Housing Units	17,713	36,114	66,506
2018 Vacant Housing Units	5,984	13,535	26,527

Currently, 34.0% of the 134,972 housing units in the area are owner occupied; 46.3%, renter occupied; and 19.7% 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 132,355 housing units in the area - 36.6% owner occupied, 43.5% renter occupied, and 19.9% vacant. The annual rate of change in housing units since 2010 is 0.87%. Median home value in the area is \$119,775, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 5.63% annually to \$157,525.