



Key Retailers

Bath & Body Works
Books-A-Million
EB Games
Express
Kay Jewelers
Maurices
Victoria's Secret

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Mall at a Glance

- Lakeshore Mall has a fast growing market where the population is growing by 14.9% within a 10-mile radius, much greater than the state and U.S. growth rates of 8.3% and 4.8%, respectively. The trade area has already grown 50% since 1990
- The town of Gainesville is located on the shores of Lake Lanier and at the foothills of the Blue Ridge Mountains, and is the economic center of Northeast Georgia as well as home to more than 30,000 within the city
- The City of Gainesville is the county seat of Hall County and is approximately 50 miles northeast of Atlanta and 100 miles southwest of Greenville, South Carolina. Hall County has a population of 165,771 persons
- The median age of the population within a 10-mile radius is younger at 33.1 compared to the state median of 34.6 and the U.S. median of 36.9
- The Average Household Income is good at \$59,605
- Hall County is ranked 27th of 130 non-metropolitan counties with personal income that exceeds \$1 million
- Primary and secondary market has a rapidly expanding population of 521,895
- Lakeshore Mall was fully renovated in 2006 with a new contemporary look – renovations include new flooring, welcoming seating areas, updated restrooms, a new family restroom and updated entrances
- The county seat of Gainesville is widely recognized as the trade, medical, educational, industrial, retail, cultural and recreation center of Northeast Georgia
- The Gainesville – Hall county area is home to more than 50 Fortune 500 Firms, over 300 manufacturing & processing industries and 36 international companies representing ten foreign countries
- Conveniently located on the shores of Lake Sydney Lanier, the nation's most visited recreational lake, near Georgia Highway 400 and Interstate 985





Site Plan

Lakeshore Mall

Statistics & Demographics

Property Data

Opening Date	1968
Renovation Date	2006
Site	49.6 acres
Parking	2,364 spaces
Total Stores	72
Levels	1

Leasable Area

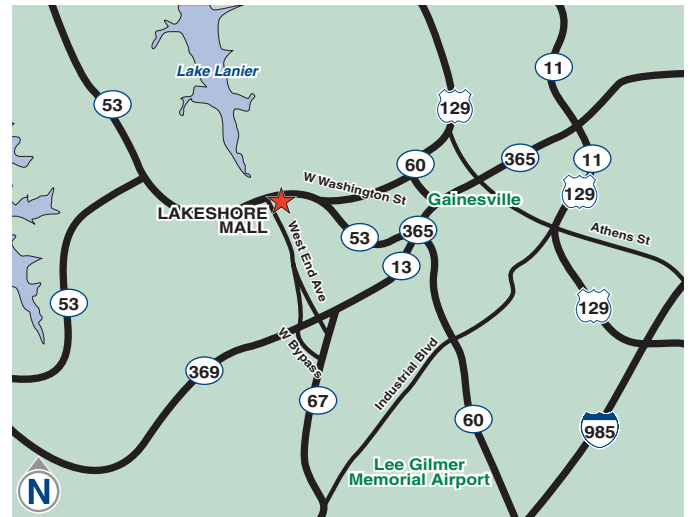
Total Mall GLA	518,290 s.f.
Mall Shops	186,769 s.f.
Outparcels	4,998 s.f.
Anchors (Total)	326,523 s.f.
Belk	135,927 s.f.
JC Penney	98,055 s.f.
Sears	92,541 s.f.

Trade Area

Population	232,264
Total Households	80,765
Avg. Household Income	\$59,605
Median Age	33.1 yrs.

Source: Asterop, Claritas 2007

Location Map



Lakeshore Mall

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