

EDGEWOOD RETAIL DISTRICT

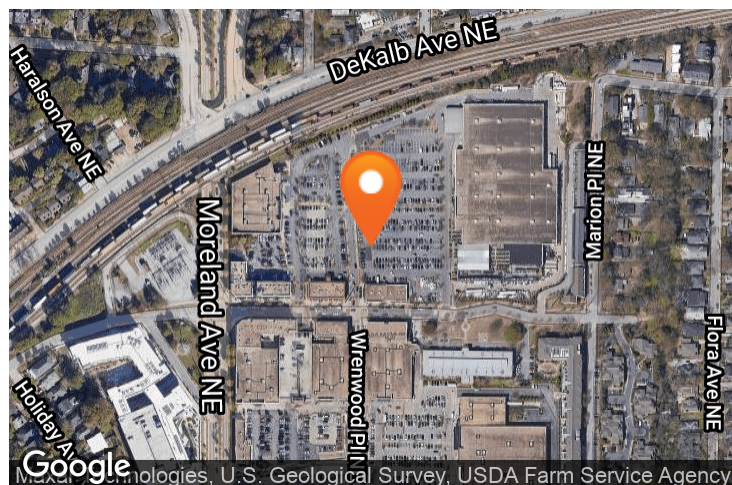
1250 Caroline Street, Atlanta, GA 30307

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Anchored by Target, Lowe's, Kroger, Best Buy, Ross, Bed Bath & Beyond and Barnes & Noble



PROPERTY HIGHLIGHTS

- Available: 2,696 SF & 840 SF
- Atlanta's premier in town shopping destination
- More than 154,000 people within a 3-mile radius
- GA DOT Traffic Counts: Moreland Avenue - 35,860 AADT; Dekalb Avenue - 20,480 AADT

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|---------|---------|---------|
| Population | 19,667 | 161,143 | 369,378 |
| Daytime Population | 15,256 | 347,054 | 637,141 |
| Average Household Income (\$) | 103,752 | 105,116 | 91,483 |

EXCLUSIVE AGENT(S)

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SITE PLAN



| SUITE | TENANT NAME | SPACE SIZE | SUITE | TENANT NAME | SPACE SIZE | SUITE | TENANT NAME | SPACE SIZE |
|-------|-------------------------------|------------|--------------|--------------------------|-----------------|-------|--------------------|------------|
| E-110 | Phenix Salons | 4,200 SF | A-200 | RuSan's | 2,625 SF | C-230 | Management Office | 1,463 SF |
| F-100 | At Lease | 1,724 SF | B-100 | Willy's Mexicana Grill | 2,098 SF | D-100 | Wells Fargo | 3,500 SF |
| F-110 | Amir's Ice Cream & Shaved Ice | 533 SF | B-110 | Cinnaholic | 887 SF | D-120 | The UPS Store | 1,601 SF |
| 1 | Lowe's | 0 SF | B-115 | Faith Barbershop | 801 SF | D-130 | C Nails & Spa | 1,737 SF |
| 2 | Petco | 0 SF | B-120 | Carriage Cleaners | 991 SF | E-100 | Five Guys | 3,253 SF |
| 3 | Target | 0 SF | B-200 | Available | 840 SF | F-120 | Great Clips | 1,099 SF |
| 4 | Kroger | 0 SF | B-210 | Albury Hawkins Attorneys | 904 SF | G-100 | Shane's Rib Shack | 2,623 SF |
| 5 | Office Depot | 0 SF | B-220 | Farmers Insurance | 706 SF | G-110 | Subway | 1,264 SF |
| 6 | Ross | 0 SF | B-230/240 | Painting with a Twist | 1,685 SF | G-120 | Smoothie King | 823 SF |
| 7 | Bed Bath & Beyond | 0 SF | B-250 | Brow Bar | 861 SF | G-130 | Mattress Firm | 5,812 SF |
| 8 | Barnes & Noble | 0 SF | C-100 | GameStop | 1,400 SF | H-100 | Atlanta Vision | 2,545 SF |
| 9 | Best Buy | 0 SF | C-110 | American Deli | 1,341 SF | H-120 | Chase Bank | 3,531 SF |
| A-100 | Poke Bar | 1,801 SF | C-120 | Available | 2,696 SF | J-100 | The Vitamin Shoppe | 3,507 SF |
| A-105 | Figo Pasta | 2,649 SF | C-200 | Intown Dental | 1,925 SF | J-110 | Sprint | 1,944 SF |
| A-110 | At Lease | 1,516 SF | C-215 | US Recruiting Office | 788 SF | | | |

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