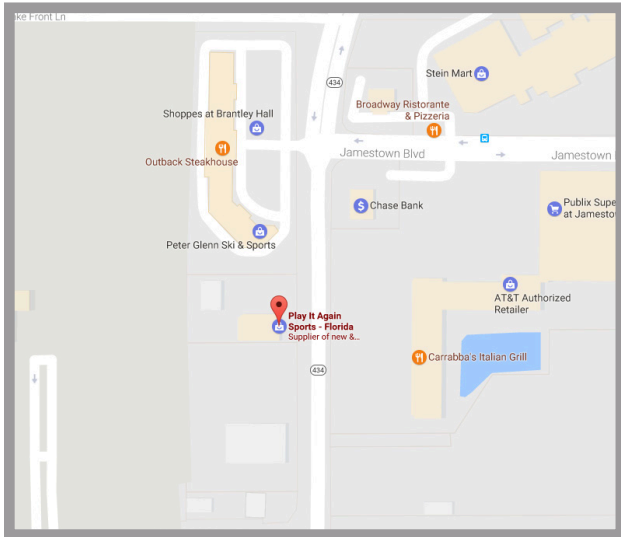
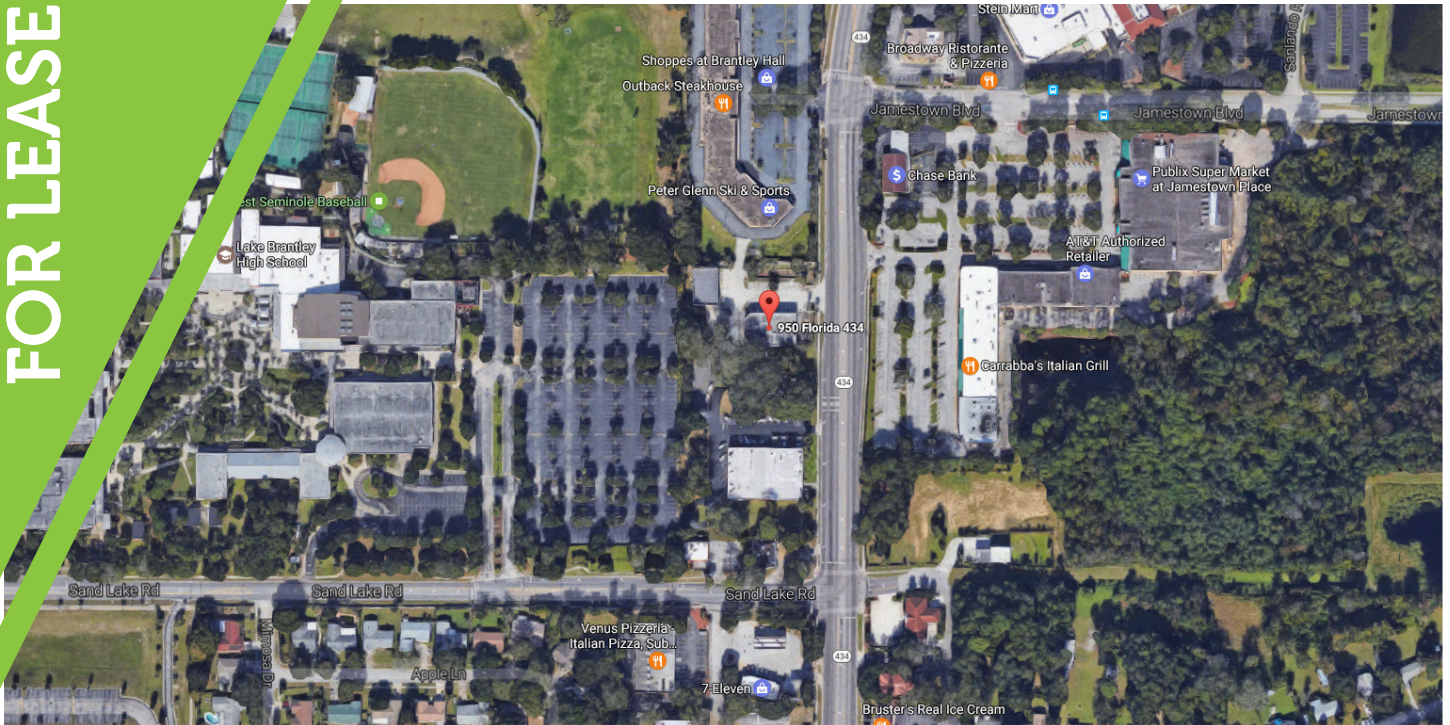


FOR LEASE



Property Highlights

Neighborhood Strip Center in densely populated affluent community

Adjacent to Lake Brantley Highschool

Co-tenants include Verizon Wireless, Play It Again Sports

Adjacent to major retailers such as Publix, The Fresh Market, Stein Mart, Chase Bank, AT&T Outback Steakhouse, Carrabba's, Great Clips, Burger Fi, Metro Diner & more

Easy access to SR 434 and SR 436

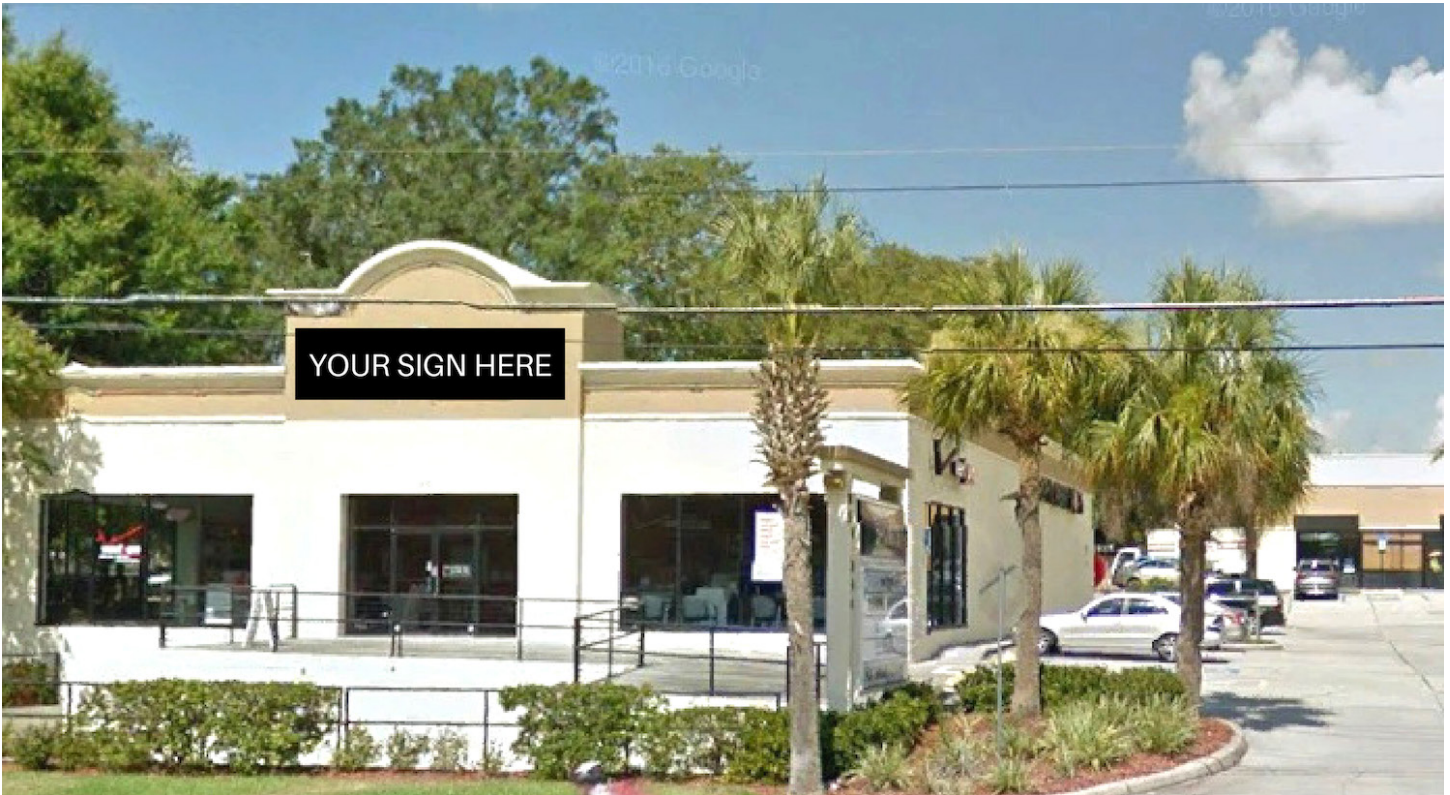
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SPACE	TENANT	SQ. FT.
1000-A	Available for Lease	3,000
1000-B	Play It Again Sports	3,719
1001-1003	Bahama Nails	2,556
1005	Wagmore Dog Groomers	1,278

TRAFFIC COUNTS
SR 434 - 40,000 AADT

Demographics	1-Mile	3-Miles	5-Miles
Population	11,858	89,908	197,407
Med. HH Income	\$63,243	\$77,624	\$73,842
Med. Age	39	40	39
Number of Households	4,924	37,203	78,037