



Anchor Tenants

Super Wal-Mart
Hobby Lobby
Dollar Tree

GLA: 98,064 SF

Contact Information

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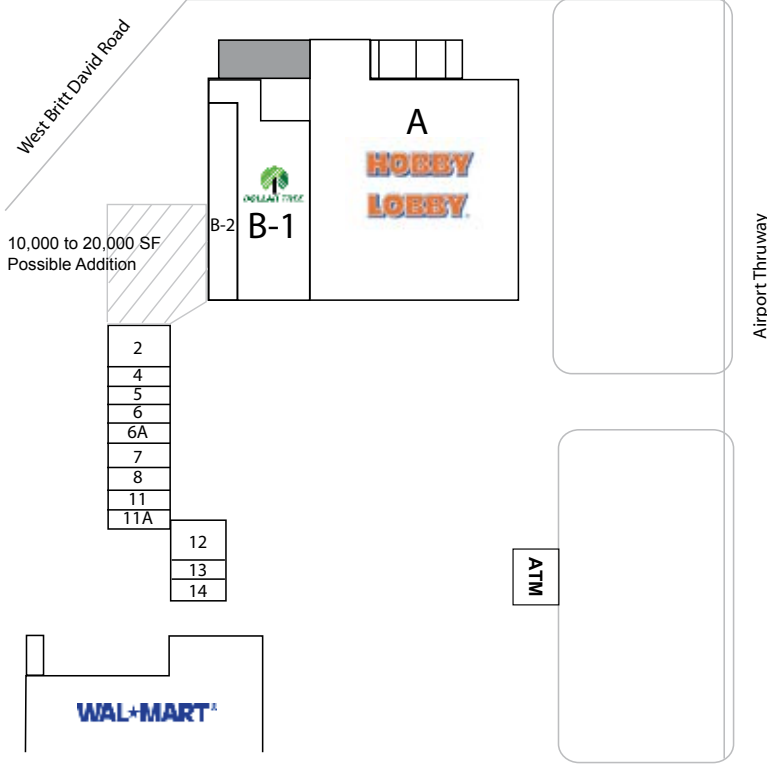
Center Highlights

- Brand new Wal-Mart Super Center
- Strategically located in Columbus, GA, which is Georgia's 3rd largest city and the 4th largest metropolitan area in the state
- The center has good visibility from the main road and a signalized entrance
- Britt David is conveniently located off of I-185
- Fort Benning, located 7 miles from the center, is the largest employer in Columbus and contributes over \$100 million to the local economy each month and has an average daily population of 108,000
- Strategically and conveniently located less than 3.5 miles from each of the areas colleges: Columbus State University, Troy State University, Beacon University, Georgia Military College, Columbus Technical College
- Airport Thruway Traffic Count: 17,700 AADT

Demographics

Population	3 Mile	5 Mile	10 Mile	3 Min.	5 Min.	10 Min.
Current Year Population	62,277	141,117	245,343	5,739	16,734	97,617
5 Year Projection	62,742	141,120	248,368	5,898	16,925	97,171
Population Growth Rate	0.75%	0.00%	1.23%	2.77%	1.14%	-0.46%
Income						
Average HH Income	\$62,053	\$58,376	\$55,800	\$60,791	\$55,989	\$59,137
Median HH Income	\$48,415	\$44,343	\$42,501	\$51,456	\$46,821	\$45,215
Per Capita Income	\$25,386	\$23,399	\$21,059	\$25,422	\$23,783	\$24,178
Households						
Current Year Households	25,478	56,566	92,594	2,400	7,108	39,909
5 Year Projection	25,612	56,446	93,496	2,468	7,184	39,632
HH Growth Rate	0.53%	-0.21%	0.97%	2.84%	1.07%	-0.69%
Median Age	38	37	35	38	38	37





Tenant List 11/2009		
Suite #	Tenant	SF
2	Available	3,260
4	Available	1,600
5	CitiFinancial	1,620
6	Available	1,400
6-A	Acceptance Insurance	1,400
7	Available	2,400
8	GNC	1,620
11-A	National & Alamo Car Rental	1,600
11	Southern Sewing Center, Inc	3,260
12	Pro Nails	2,440
13	Available	1,220
14	Available	1,220
A	Hobby Lobby	60,116
B-1	Dollar Tree	10,727
B-2	Available	5,025
ATM	One Point Financial	200
Additional Inline Space		10,000 to 20,000
Total GLA		98,108

Britt David Center

