



**Anchor Tenants**

- Winn-Dixie
- HH Gregg
- Chick Fil-A
- Arby's
- Olive Garden
- O'Charley's Restaurant
- S&K Menswear
- Shoe Station

**Contact Information**

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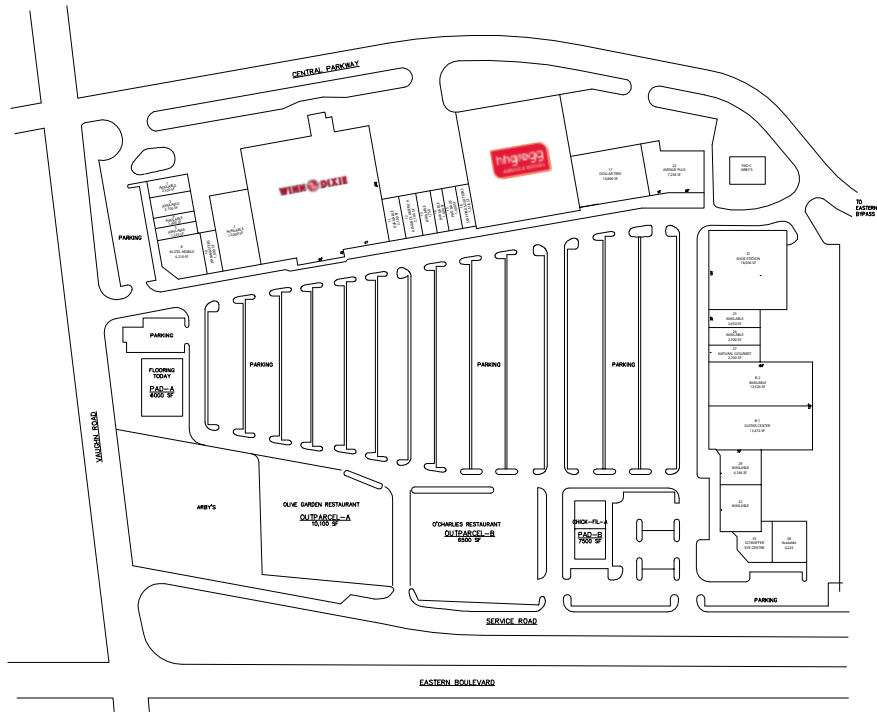
**Center Highlights**

- Eastern Boulevard Traffic Count: 93,090 AADT
- Vaughn Road Traffic Count: 57,220 AADT
- 64,568 people with an Average HH Income of \$62,694 within a 3 mile radius of the property
- Anchored by: HH Gregg , Winn Dixie, Dollar Tree and The Guitar Center
- Area retailers include: TJ Maxx, Home Depot, Office Depot, Lowe's, Sports Authority, Best Buy and The Fresh Market
- Ideally surrounded by affluent neighborhoods to the North, South, East & West of center

**Demographics**

Population	3 Mile	5 Mile	10 Mile	5 Min.	10 Min.	15 Min.
Current Year Population	66,795	145,897	219,457	22,519	107,966	179,971
5 Year Projection	67,918	148,525	223,676	23,068	110,395	182,904
Population Growth Rate	1.7%	1.8%	1.9%	2.4%	2.3%	1.6%
<b>Income</b>						
Average HH Income	\$64,728	\$63,007	\$59,140	\$68,809	\$64,500	\$60,156
Median HH Income	\$54,064	\$52,365	\$47,923	\$54,425	\$53,228	\$49,059
Per Capita Income	\$28,775	\$26,454	\$24,158	\$29,418	\$27,707	\$24,914
<b>Households</b>						
Current Year Households	29,207	60,205	85,226	10,439	45,784	71,603
5 Year Projection	29,866	61,605	87,273	10,789	47,084	74,162
HH Growth Rate	2.3%	2.3%	2.4%	3.3%	2.8%	2.1%
Median Age	36.5	35.6	35.2	32.9	35.9	35.8





Tenant List		1/2010
Suite #	Tenant	SF
	Winn-Dixie	44,000
01	Available	2,100
02	Available	2,100
04	Available	1,400
05	Available	1,325
08	Alltel Mobile	4,210
10	Hair Masters	1,400
1	Available	12,000
11	Available	2,100
12	Advance America	2,100
13	Available	1,750
14	Available	1,400
15	Pro Nails	1,400
16	Staffing Solutions	1,518
F	HH Gregg	36,000
17	Dollar Tree	10,800
22	Avenue Plus	7,258
D	Shoe Station	18,036
25	Available	2,640
26	Available	2,700
27	Natural Gourmet	2,700
B-2	Available	13,526
B-1	Guitar Center	13,474
29	Available	4,186
32	Available	5,600
35	Schaeffer Eye Center	3,168
38	Available	4,223
Outparcels		
Pad A	Available	6,000
Pad B	Chick-Fil-A	
Pad C	Arby's Olive Garden O'Charley's Restaurant	
Total GLA		165,114

# Promenade Montgomery

