



**Key Tenants**  
**Best Buy**  
**PetSmart**  
**American Signature Furniture**  
**Babies "R" Us**

**GLA: 218,044**

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**Center Highlights**

- Area Co-tenancy includes: Southlake Mall, Staples, Costco, Barnes & Noble, Burlington Coat Factory, HH Gregg, LA Fitness, AMC Theatres, Target and Ross Dress For Less
- Southlake Pavilion has excellent visibility and pylon signage along I-75 and Mt. Zion Blvd.
- The entire development of Southlake Pavilion contains several major anchor tenants including Target, The Home Depot and AMC Movie Theater along with a multitude of additional big box tenants including Petsmart, Best Buy, American Signature Home Furniture, Babies R Us, Ross, Sports Authority, HH Gregg, Staples, and Old Navy.
- Traffic Counts:  
 Mount Zion Road: 24,110 (2007 AADT)  
 I-75: 136,830 (2007 AADT)

**Demographics**

Population	1 Mile	3 Mile	5 Mile	2 Min.	3 Min.	5 Min.
Current Year Population	5,294	77,830	178,240	48	804	10,533
5 Year Projection	5,892	84,499	195,548	53	850	11,425
Population Growth Rate	11.3%	8.6%	9.7%	9.66%	5.71%	8.47%
<b>Income</b>						
Average HH Income	\$55,563	\$57,978	\$60,571	\$61,833	\$65,486	\$63,816
Median HH Income	\$47,113	\$53,964	\$54,149	\$43,832	\$61,021	\$52,954
Per Capita Income	\$21,534	\$19,492	\$20,329	\$24,933	\$21,306	\$24,984
<b>Households</b>						
Current Year Households	2,030	25,536	57,891	19	262	4,124
5 Year Projection	2,219	26,901	61,551	21	278	4,480
HH Growth Rate	9.3%	5.3%	6.3%	11.70%	6.04%	8.64%
Median Age	33.8	33.7	33.6	33	36	35





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Tenant List 01/2010

Suite #	Tenant	SF
101	Best Buy	48,884
102	PetSmart	25,474
103	The School Box	8,750
104A	T-Mobile	3,200
104B	Available	3,380
104C	FedEx Kinko's	3,335
105	American Signature Furniture	40,500
201	Babies "R" Us	40,021
203	Conway	18,500
204	Anna's Linens	17,000
205	Available	9,000
<b>Total GLA</b>		<b>218,044</b>

# Southlake Pavilion I & II

