



The Outlet Shoppes at Atlanta

- Over 3.2 million people live within 30 miles of the site.
- The site is highly visible from Interstate 575 with easy on and off access.
- Daily traffic counts by the property exceeds 94,000 vehicles.
- From 1997-2007, Cherokee County saw a 64% growth.
- In the past decade, it has consistently been rated as one of the top 3 fastest growing counties in the nation by the American Business Chronicle and US Census .

AREA FACTS

TOURISM

Atlanta hosts approximately 3,000 conventions annually, ranking fifth nationally in the convention business.

New World of Coca-Cola Museum attracts over 3.2 million annually.

The \$250 million Georgia Aquarium opened in November 2005 next to Centennial Olympic Park and is the world's largest aquarium

Hartsfield-Jackson Atlanta International Airport is the world's busiest airport as measured by passenger and aircraft traffic.

Atlanta is home to Atlanta Braves(MLB), Atlanta Falcons (NFL), Atlanta Hawks(NBA), Atlanta Thrashers (NHL).

REGIONAL DRAW

Interstate-575 forms the county's economic and transportation spine-providing exceptional accessibility and connectivity to the Atlanta and Southeast markets.

Cherokee County is the new signature address for many companies seeking a power base in the Southeast to position themselves for new global expansion and is home to corporate titans such as Timken, Ingersol Rand; aerospace leader Universal Alloy Corporation; and BizChair.

Atlanta is headquarters for hundreds of corporations, including The Home Depot, BellSouth, CNN World News, Turner Broad-casting and Cox Enterprises, and has recently become a magnet for many Internet-related companies.

Eighth largest designated market area (DMA) in the US.

Area ranks 7th among big cities in number of college students and has over 176,000 full time students.

LOCATION - I-575 at Ridgewalk Parkway (new interchange to be built on I-575) and Woodstock Parkway

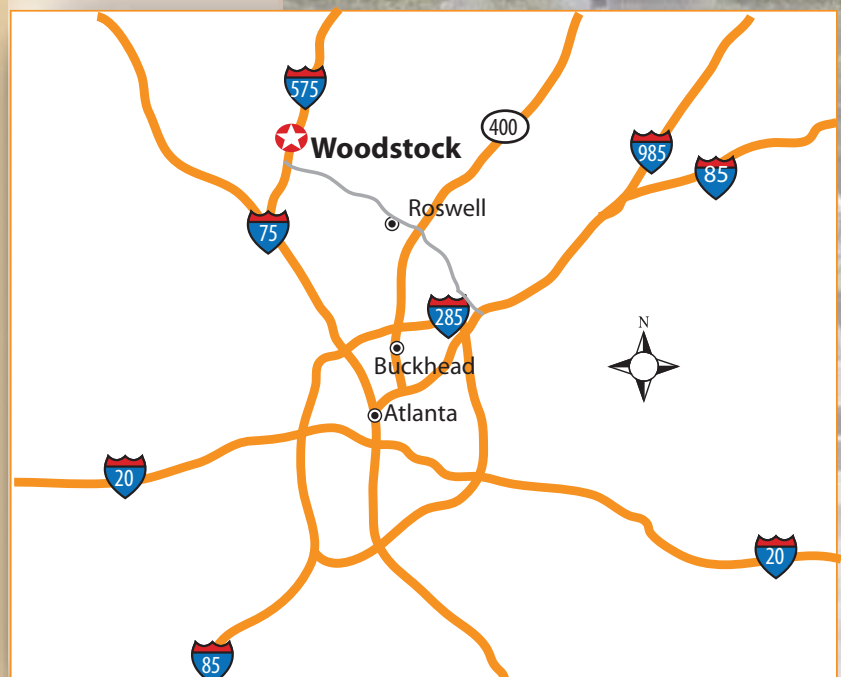
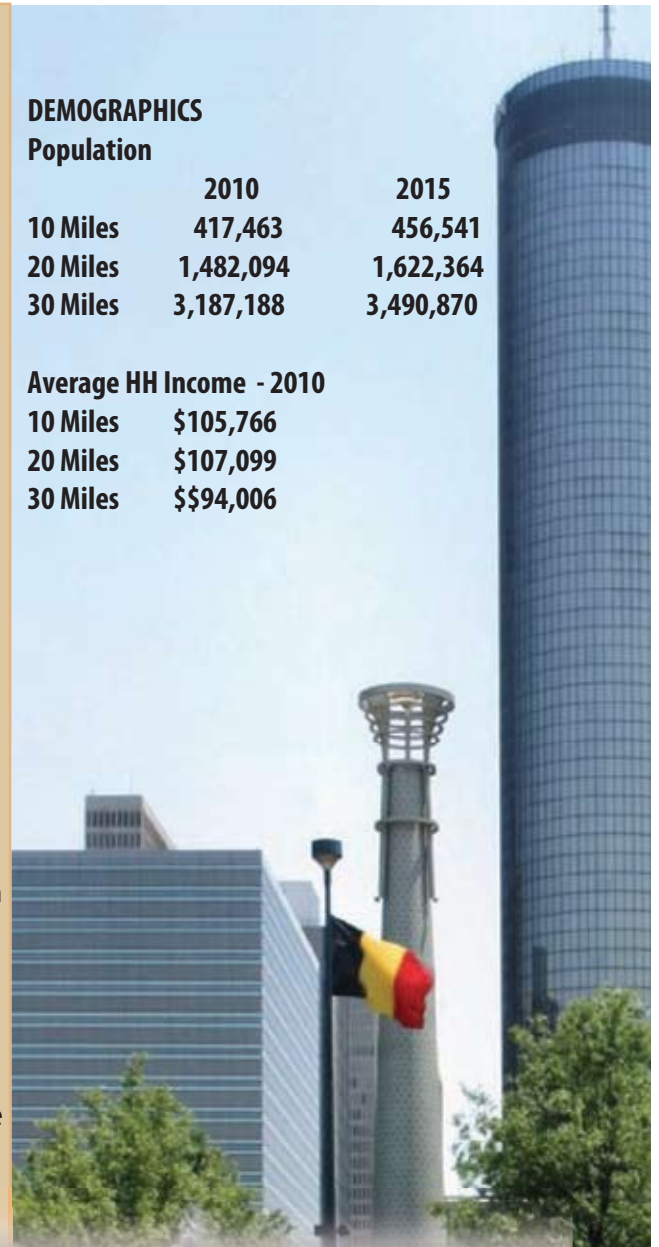
DEMOGRAPHICS

Population

	2010	2015
10 Miles	417,463	456,541
20 Miles	1,482,094	1,622,364
30 Miles	3,187,188	3,490,870

Average HH Income - 2010

10 Miles	\$105,766
20 Miles	\$107,099
30 Miles	\$94,006



The Outlet Shoppes at Atlanta site is located in Cherokee County, Northwest of downtown Atlanta



INTERSTATE TRAFFIC: This site averages over 94,000 vehicles a day

AREA SHOPPING



OUTLET CENTERS		DISTANCE
Discover Mills Lawrenceville, GA	Bass Pro, Eddie Bauer, Neiman Marcus Last Call, Saks Fifth Avenue Off 5th, Burlington Coat Factory	39 Miles
North Georgia Premium Outlets Dawsonville, GA	Brooks Brothers, Burberry, Banana Republic, Saks Fifth Avenue Off 5th, Polo Ralph Lauren, Pottery Barn, Restoration Hardware, White House/ Black Market	42 Miles
Prime Oulets at Calhoun Calhoun, GA	Bealls Outlet, Gap Outlet, Jones NY Nike, Old Navy Outlet, Polo Ralph Lauren, Tommy Hilfiger, VF Outlet	51 Miles
Tanger Outlet Center Locust Grove, GA	Aeropostale, Eddie Bauer, Gap, Old Navy, Polo Ralph Lauren, Tommy Hilfiger	66 Miles
Dalton Outlet Center Dalton, GA	Nautica, OshKosh, Polo Ralph Lauren, Reebok	72 Miles
Tanger Outlet Centers I & II Commerce, GA	Abercrombie & Fitch, adidas, Banana Republic, Brooks Brothers, Calvin Klein, Gap, Nike, Polo Ralph Lauren, Tommy Hilfiger	76 Miles

SHOPPING CENTERS/MALLS	ANCHORS	DISTANCE
Town Center at Cobb Kennesaw, GA	Belk, JCPenney, Macy's Furniture Showroom, Macy's, Sears	10 Miles
Avenue at East Cobb Marietta, GA	Gap, Bed Bath & Beyond Pottery Barn, Banana Republic Williams Sonoma	16 Miles
North Point Mall Alpharetta, GA	Belk, Dillard's, JCPenney, Macy's, Sears	16 Miles
Cumberland Mall Atlanta, GA	Costco, Macy's, Sears	20 Miles
Lenox Square Mall Atlanta, GA	Neiman Marcus, Macy's Bloomingdale's	21 Miles