



Peachtree Mall

COLUMBUS, GEORGIA



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PEACHTREE MALL IS WELL POSITIONED IN SOUTHWESTERN GEORGIA /EASTERN ALABAMA

- The only super-regional shopping center within 60 miles.
- Approximately 10 million customer visits to the center each year.
- A new Macy's department store opened in 2001, further solidifying an already strong department store lineup at the center.
- Over 100 specialty retailers including: Ann Taylor Loft • Abercrombie & Fitch • Hollister Co. • Charlotte Russe • Express • Aeropostale • Gap Cache • Gymboree • Bath & Body Works • The Children's Place American Eagle Outfitters • Victoria's Secret • Hot Topic
- Conveniently located on Interstate 185.

A DIVERSIFIED AND THRIVING COMMUNITY

- The Columbus area is home to Fort Benning, the largest Army Installation in the world. Fort Benning employs more than 50,000, trains an additional 25,000 annually, and has a \$2.0 billion impact on the local economy.
- The addition of the US Army's Armor School to Ft. Benning will increase the population by more than 30,000 people between 2007 and 2011. An additional 29,000 students will be trained annually by 2011.
- Six colleges and universities, with a combined total enrollment of approximately 19,000 students, are located in the trade area – Columbus State University; Beacon College; Georgia Military College; Troy State University; Columbus Technical College and Chattahoochee Valley Community College.
- In addition to the strong military presence in the community, the local economy is also driven by the medical and financial services sectors with both Synovus and AFLAC headquartered in Columbus. AFLAC recently announced an expansion plan to accommodate an additional 2,000 new employees in three phases to be completed over the next 5-7 years. KIA has a plant under construction that will add 3,000 direct jobs to the area by 2008.
- The average household income of the primary trade area is projected to increase 13% over the next five years.
- Retail sales are estimated to increase by over \$400 million.



MALL INFORMATION

LOCATION

I-185 & Highway 85 (Manchester Expressway)

MARKET

Columbus

DESCRIPTION

Single-level, enclosed super-regional

ANCHORS

Dillard's, Macy's, JCPenney

TOTAL RETAIL SQUARE FOOTAGE 819,916

PARKING SPACES 4,000

OPENED 1975

EXPANDED/RENOVATED 1985, 1993, 1994

OTHER FEATURES

12,600 square-foot Convenience Center, an 8-screen Peachtree Cinema, an 11-unit, 450-seat Food Court, Ruby Tuesday, Piccadilly Cafeteria, Johnny Carino's Italian restaurant.

20-MILE RADIUS

2007 POPULATION 298,248

2012 PROJECTED POPULATION 302,577

2007 HOUSEHOLDS 111,283

2012 PROJECTED HOUSEHOLDS 113,711

2007 MEDIAN AGE 33.8

2007 AVERAGE HH INCOME \$54,840

2012 PROJECTED AVERAGE HH INCOME \$60,722

30-MILE RADIUS PROFILE

2007 POPULATION 396,051

2012 PROJECTED POPULATION 402,254

2007 HOUSEHOLDS 149,531

2012 PROJECTED HOUSEHOLDS 153,061

2007 MEDIAN AGE 34.6

2007 AVERAGE HH INCOME \$54,112

2012 PROJECTED AVERAGE HH INCOME \$60,075

DAYTIME EMPLOYMENT

3-MILE RADIUS 51,704

5-MILE RADIUS 121,275

SOURCE: CLARITAS, INC.