

COLUMBUS PARK CROSSING

COLUMBUS, GEORGIA

NORTH COLUMBUS BY-PASS (J.R. ALLEN PARKWAY) & VETERANS PARKWAY



TRADE AREA:

In the 20 mile Primary Trade Area there are 293,416 people with an Average Household Income of \$54,290. Approximately 20% of these Households earn over \$75,000 a year.

In the Regional Trade Area there are 604,846 people with an Average Household income of \$50,510 and approximately 18% of these Households earn over \$75,000 a year. The Governor's Office and the Columbus Chamber of Commerce anticipate that the Regional Trade Area will grow 15% by 2010 to 670,000.

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COLUMBUS PARK is a 380 planned mixed-use development located in Columbus, Georgia. Columbus is the retail, employment, cultural arts, recreation and medical hub for over 600,000 people in the greater southwestern Georgia and southeastern Alabama region.

COLUMBUS is home to five of Georgia's top 50 corporations, AFLAC, TSYS, Synovus, The W.C. Bradley Company and Carmike Cinema and Fort Benning, the largest military installation in the world. Kia's recently broke ground on its North American Manufacturing facility located approximately 25 minutes from the center. Recent job growth announcements alone will cause the trade area population to increase by more than 15% by 2010.

COLUMBUS PARK CROSSING, the first phase of Columbus Park, opened in August of 2002 and is a 750,000 square foot center anchored by Circuit City, Staples, Bed Bath & Beyond, Barnes & Noble, Marshall's, Toys R Us, Ross Dress For Less, Old Navy, A.C. Moore, Sears, Carmike Cinema, Life Way Christian, Pier 1 and Party City. Outparcel users include La-Z-Boy, Cheddar's, Red Lobster, Chili's, Olive Garden, Smokey Bones, Carrabba's, Regions Bank, Columbus Bank & Trust and TGI Fridays. Adjacent businesses include Marriott Residence Inn, Butler BMW and Acura, Lowe's Home Improvement and Greystone Luxury Apartment Homes.

COLUMBUS PARK CROSSING SOUTH is the latest addition to Columbus Park with over 400,000 square feet of retail including Super Wal-Mart, Sam's, Kohl's, Dick's Sporting Goods, T.J. Maxx, Petco, Ulta, Kirkland's. Outparcel users are Shogun Japanese Restaurant, Red Robin, Wachovia and Columbus Community Bank.

THE VILLAGE AT COLUMBUS PARK is a 165,000 square foot lifestyle center which will be anchored by The Fresh Market, Bonefish Grill and additional numerous other nationally prominent merchants. The first phase of this project will open in the fall of 2007 with additional merchants opening in spring 2008.

COLUMBUS PARK CROSSING MASTER PLAN

