

THE VILLAGE AT COLUMBUS PARK

COLUMBUS, GEORGIA

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



THE VILLAGE AT COLUMBUS PARK is a lifestyle development anchored by The Fresh Market, Bonefish Grill and numerous other nationally prominent merchants. The Village will join over 1.7 million square feet of existing retail at the highly successful Columbus Park development.

Columbus Park is a 380 acre master planned mixed-use retail, restaurant, entertainment, residential & hotel development. Some of its existing merchants include Barnes & Noble, Circuit City, Bed Bath & Beyond, Kohl's, Dick's Sporting Goods, Old Navy, Kirkland's, Pier 1 and Carmike Cinema.

Columbus Park is a regional shopping destination serving 16 counties in southwestern Georgia and southeastern Alabama. Columbus is the third largest city in Georgia and is located 100 miles southwest of Atlanta, 100 miles east of Montgomery, Alabama, 90 miles northwest of Albany, Georgia and 96 miles southwest of Macon, Georgia.

Columbus is a major employment, cultural, educational, medical, entertainment and retail hub serving over 600,000 people. The city is home to Ft. Benning, AFLAC, Synovus, Total Systems, Columbus State University, Columbus Technical Institute and the River Center for Performing Arts.

The Village at Columbus Park benefits from its proximity to many upscale residential communities such as Green Island Hills and Mable Ridge in addition to the wealth of southern Harris County.



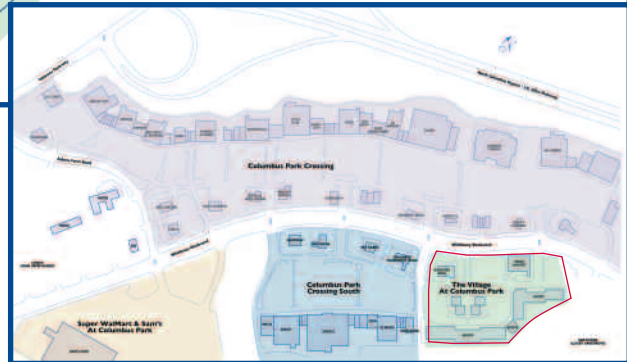
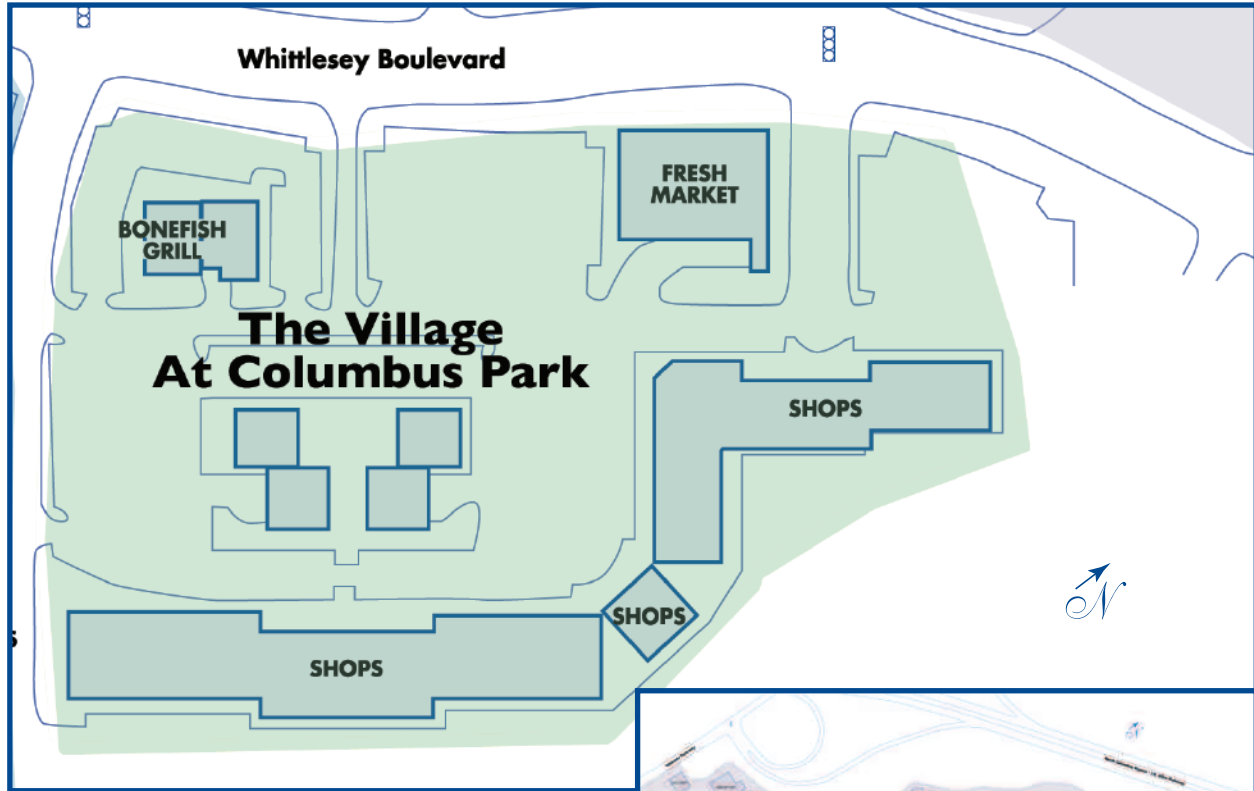
Two Buckhead Plaza, 3050 Peachtree Road, NW, Suite 300 Atlanta, GA 30305

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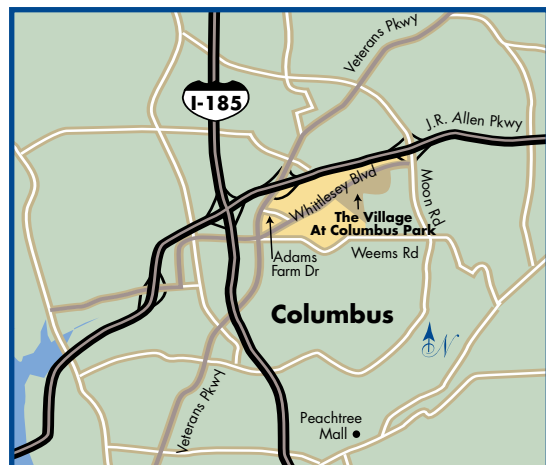
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TRADE AREA:

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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