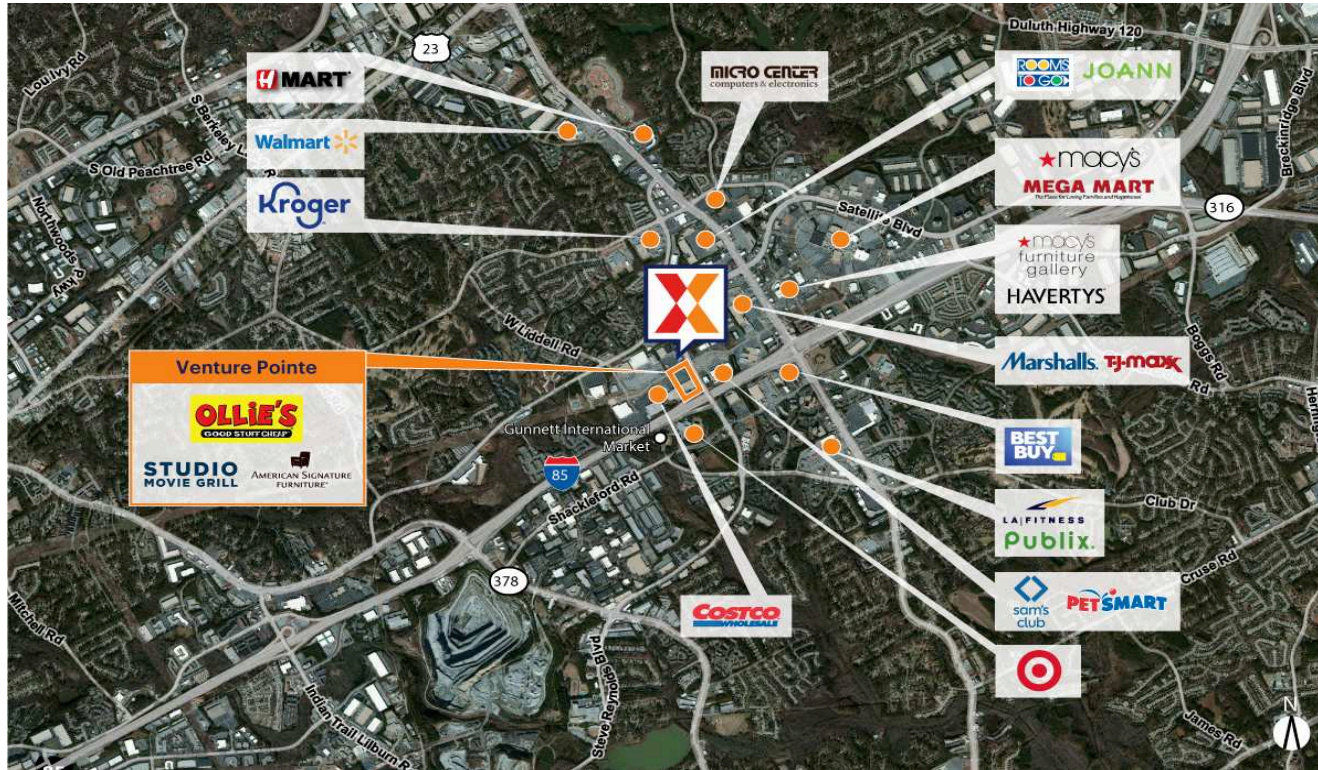


Venture Pointe

Atlanta-Sandy Springs-Roswell, GA

33.949, -84.141

3850 Venture Drive | Duluth, GA 30096



Center Size: 155,172 SF



Demographics	1 Mile	3 Mile	5 Mile
	14,213	98,768	255,624
	5,825	35,430	88,955
	\$57,208	\$67,432	\$81,904

Power center located in one of Gwinnett County's major retail nodes at the intersection of I-85 and Steve Reynolds Blvd with convenient access and visibility from a diverging diamond interchange

Retail space for lease surrounded by a dense population of 98,000+ within a 3-mile radius

Close proximity to Gwinnett Place Mall, anchored by Macy's, Sears and JCPenney and adjacent to major national retailers including Costco and Sam's Club

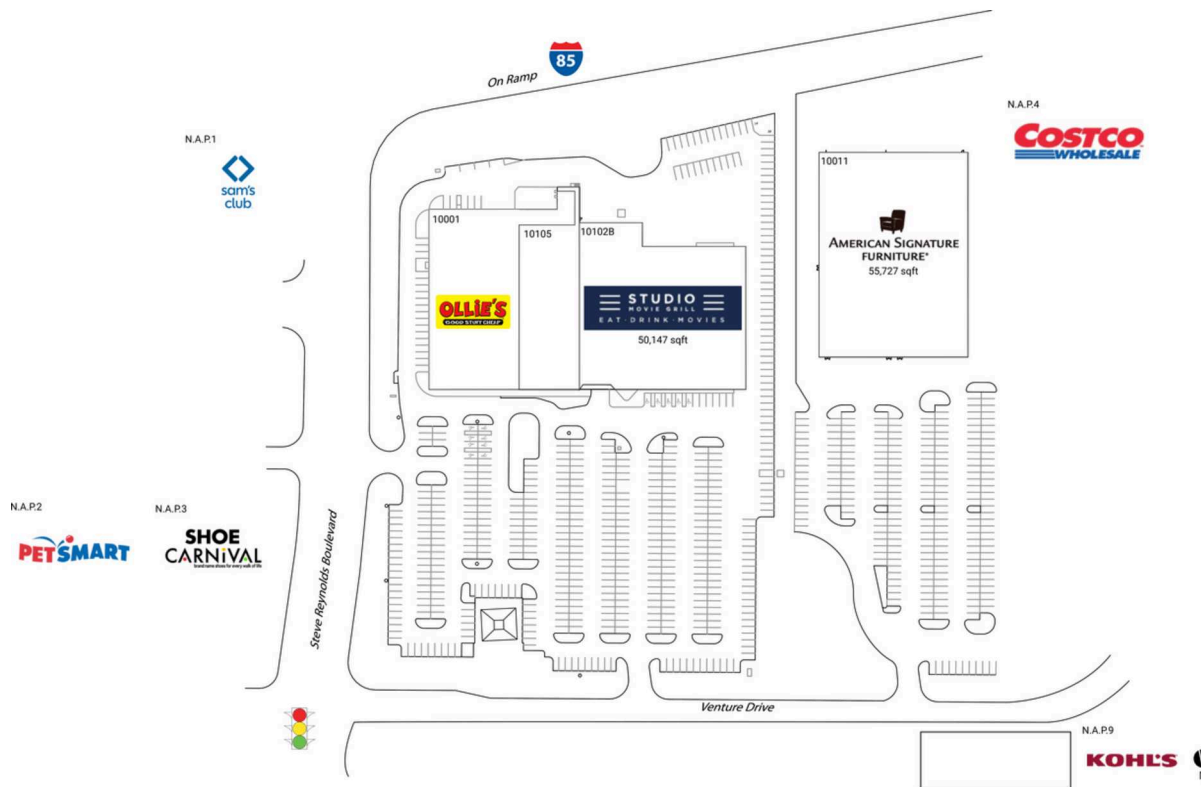
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Current Retailers

N.A.P.1	Sam's Club	0 SF
N.A.P.2	PetSmart	0 SF
N.A.P.3	Shoe Carnival	0 SF
N.A.P.4	Costco	0 SF
N.A.P.9	Kohl's	0 SF
10001	Ollie's	32,255 SF
10011	American Signature Furniture	55,727 SF
10102B	Studio Movie Grill	50,147 SF
10105	Lux Lighting	17,043 SF



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