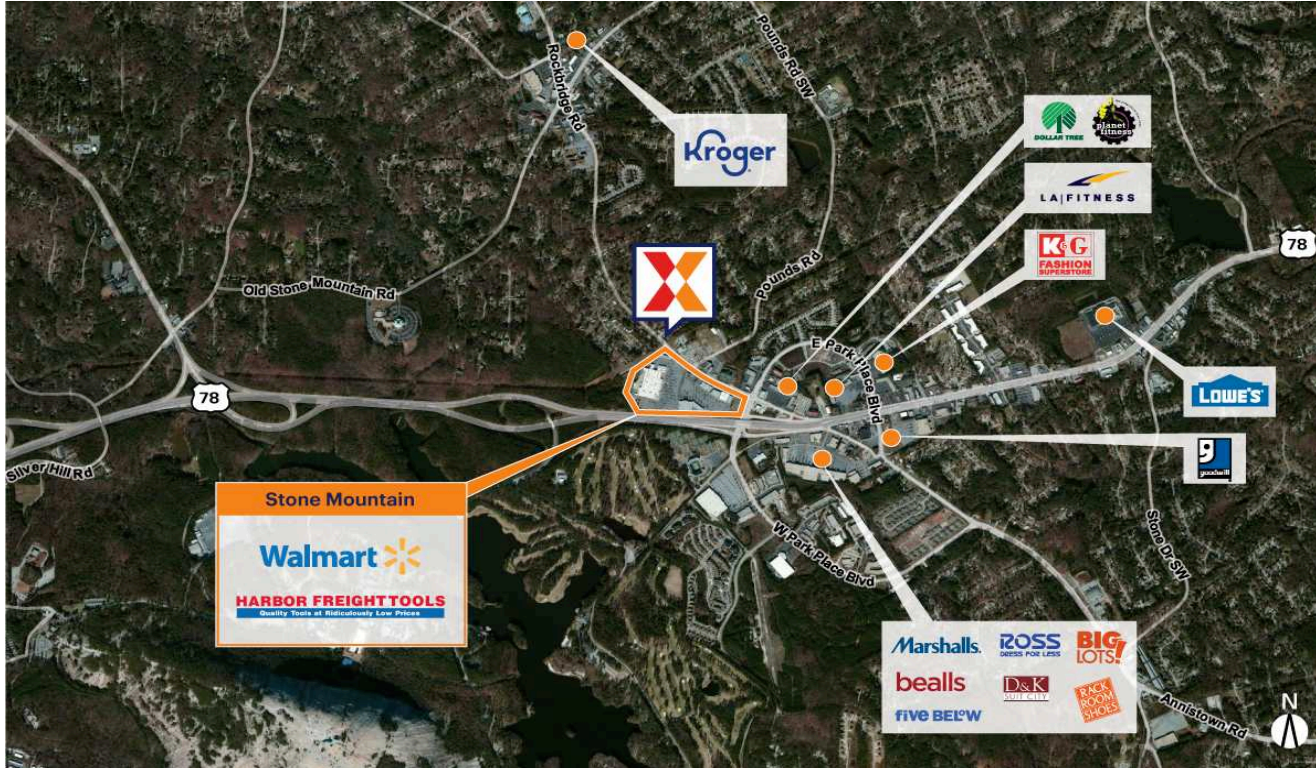


Stone Mountain Festival

Atlanta-Sandy Springs-Alpharetta, GA

33.8246, -84.1247
1825 Rockbridge Road | Stone Mountain, GA 30087



Center Size: 347,091 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|----------|----------|
| | 4,553 | 43,478 | 174,249 |
| | 1,675 | 15,303 | 60,013 |
| | \$97,003 | \$97,554 | \$86,506 |

Community shopping center anchored by Walmart Supercenter, drawing an estimated 9,300 visits/day and 3.9M visits/year (based on Creditnell)

Well-positioned retail space at the intersection of Rockbridge Rd and Park Place Blvd with visibility and easy access from Hwy 78

Close proximity to Stone Mountain Park and the Marriott Conference Center, which draws 4MM+ visitors annually

Commercial location surrounded by an affluent population with an average household income of \$97,000+ within 3 miles

Storefronts available for rent

Proximity to Amazon fulfillment center with 1,000 employees.

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Available Space

| | |
|----|----------|
| 08 | 2,651 SF |
| 14 | 4,482 SF |
| 16 | 2,240 SF |
| 20 | 2,585 SF |
| 21 | 1,200 SF |

Current Retailers

| | | |
|---------|------------------------------|------------|
| FUEL | Murphy's USA Gas | 0 SF |
| N.A.P. | Wells Fargo | 0 SF |
| N.A.P.2 | Walmart | 210,606 SF |
| 02 | Cricket | 1,496 SF |
| 03 | GameStop | 1,704 SF |
| 03A | Heroes at Home Barber Shop 2 | 1,690 SF |
| 04 | Denovo Hair Salon | 1,390 SF |
| 04A | American Deli | 2,041 SF |
| 05 | Team Rehabilitation | 4,080 SF |
| 06 | Oak Street Health | 8,039 SF |
| 07 | Husker's Cafe | 2,500 SF |
| 09 | C&C Beauty Supply | 12,000 SF |
| 10 | NCG Cinema | 22,500 SF |
| 11 | Mattress Firm | 8,105 SF |
| 15A | It's Maid Day! | 840 SF |
| 15B | Brow & Lash Salon and Spa | 1,050 SF |
| 17 | J. Christian Salon | 1,400 SF |
| 19 | Classy Nails | 1,922 SF |
| 22 | Harbor Freight | 17,000 SF |
| 22A | Conn's | 34,950 SF |

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