



STATISTICS

LOCATION:

311 Highway 49N, Byron, GA

TYPE:

Community Retail, Outlet Center

MAJOR TENANTS:

VF Outlet, Beall's, Dress Barn, Factory Brand Shoes, Montana's Steakhouse, Casa Mexico and Party Playgrounds.

SPECIALTY TENANTS:

L'eggs Hanes Bali, Kitchen Collection, Music Masters, Spherion Professional Services, and Gotwalls Books.

SPACE AVAILABLE:

2,420 - 4,000 square feet

GROSS LEASABLE SPACE:

112,601 square feet

PARKING:

5.4 parking spaces per 1,000 square feet

CONSUMER WEBSITE:

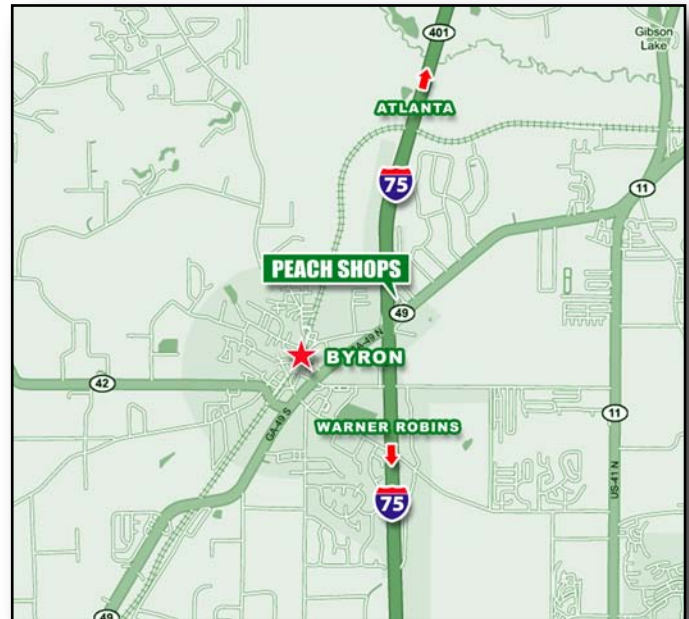
www.peachshopsatbyron.com

DIRECTIONS:

From Atlanta/Macon: I-75 South to Exit 149, Turn Left onto GA-49, Left into Peach Shops

From Warner Robins: I-75 North to Exit 149, Turn Right onto GA-49, Left into Peach Shops

AREA MAP



QUICK FACTS

- Peach Shops at Byron has excellent north and south-bound visibility from I-75 with 900 feet of frontage long the interstate.
- Peach Shops is located within Peach County, which is a part of the Macon-Warner Robins MSA.
- Macon, Georgia is ten miles north and Warner Robins is ten miles east. An average of 75,000 vehicles travel through the area on I-75 each day.
- Hartsfield-Jackson International Airport is 85 miles north of the property, which serves as a major hub for Delta and AirTran Airlines and serves over 8 million passengers annually.
- Peach County produces 65% of Georgia's peaches. Of the nation's counties, Peach ranks No. 5 in production of pecans and No. 7 in production of peaches.

Wendy Pierce/Leasing Manager
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PEACH SHOPS



MARKET DEMOGRAPHICS

	2009 Population	Average HH Income	Media Age
3 Miles	12,638	\$64,152	35.3
5 Miles	33,825	\$64,276	35.8
25 Miles	372,298	\$58,379	35.9
50 Miles	735,609	\$54,672	36.7

DETAILED DESCRIPTION

The property is located in Byron, Georgia at the northwest quadrant of the I-75/Georgia Highway 49 interchange. Peach Shops at Byron benefit greatly from easy I-75 access and proximity to employment and population bases in the surrounding cities. Macon is approximately 12 miles north and Warner Robins is approximately 10 miles south of Peach Shops location. Peach Shops has tremendous visibility from I-75 with about 75,000 cars per day.

Peach Shops at Byron serves a population of more than 372,000 residents in a 25-mile radius and over 735,000 residents in a 50-mile radius.

Macon/Warner Robins MSA economy is a stable, strong and diversified economy. Economic indicators are healthy as the area enjoys a growing labor force and a steady unemployment rate. Sara Lee Food and Beverage opened a 214,000 sq. ft. distribution facility within 15 miles of the Peach Shops.

Robins Air Force Base, the largest employer in the state is the major economic engine in the area.

Robins has a \$3.1 billion annual economic impact, 85% - 90% of which goes directly into the immediate region.

The surrounding areas population growth is strong and expected to continue to grow over the next five years.

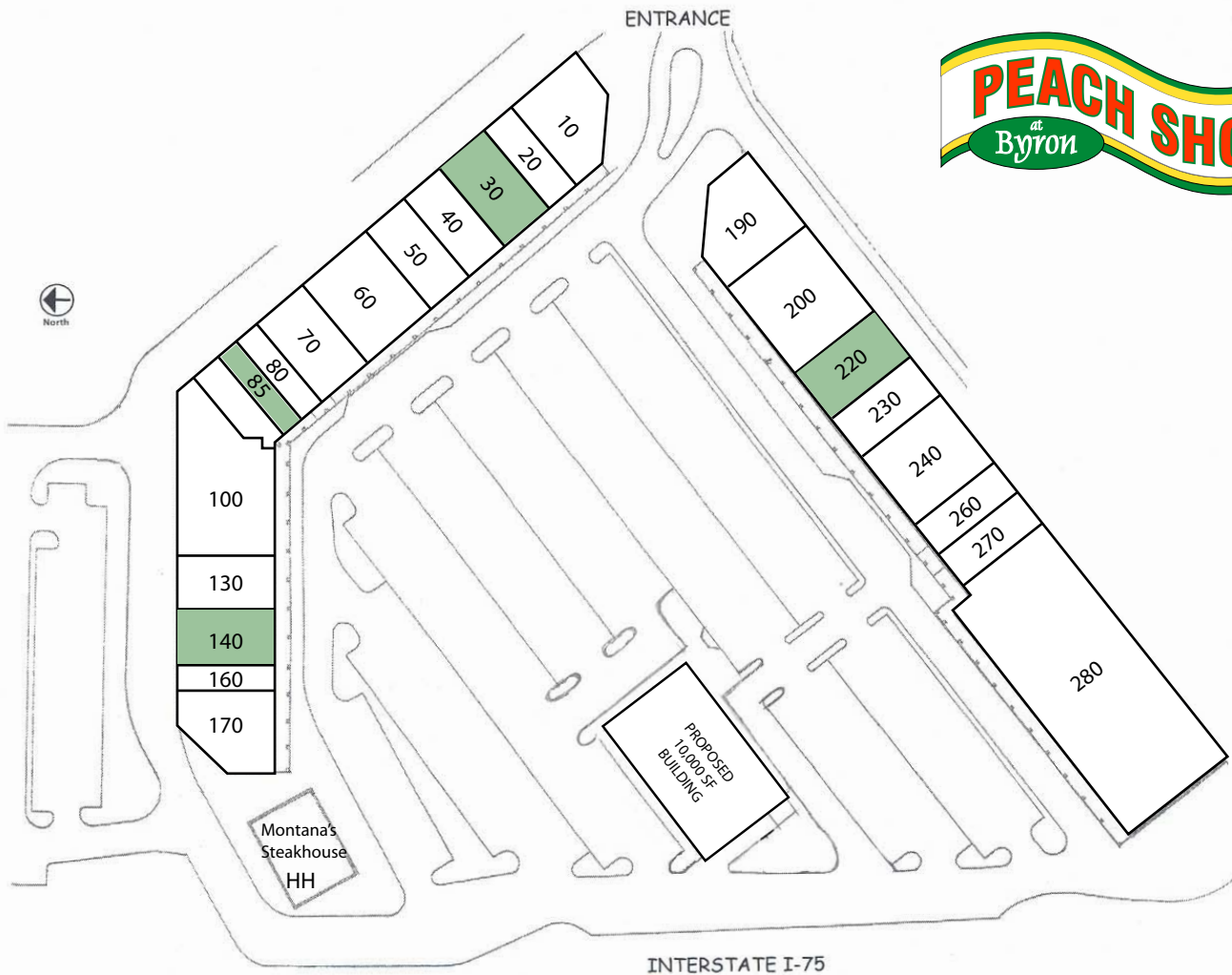
The area's average family income of \$64,152 is projected to reach \$65,700 by 2014.



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PEACH SHOPS



UNIT	TENANT	SQ.FT.	UNIT	TENANT	SQ.FT.
10	L'EGGS/HANES/BALI/PLAYTEX	4 800	160	MUSIC MASTERS	2 214
20	EXOTIC PET STORE	2 420	170	CASA MEXICO	4 026
30	AVAILABLE	4,000	190	GOTTWALS BOOKS	3 700
40	MID GEORGIA TACTICAL	2 940	200	DRESS BARN/DRESS BARN WOMAN	8 320
50	KITCHEN COLLECTION	3 520	220 AVAILABLE	3,840	
60	PARTY PLAYGROUNDS	5 685	230	THE COWAND THE CALF ART GALLERY /BYRON VISITORS CTR	3 440
70	HAY STACK OF BYRON	3 840	240	FACTORY BRAND SHOES	6 070
80	SPHERION PROFESSIONAL SERVICES	1 593	260	UNIFORM OUTLET	2 000
85 AVAILABLE	1,977		270	MALIBU MAUI'S	2 437
100	BEALL'S OUTLET	10 758	280	VF OUTLET	25 000
130	BON WORTH	2 334	HH	MONTANA'S STEAKHOUSE	3 847
140/150 AVAILABLE RESTAURANT SPACE	3,840		TOTAL SQUARE FOOTAGE	112,601	

Denotes Availability

Updated 4-13-11

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