



Mill Creek Station

3310 Buford Drive, Buford, GA 30519

PREPARED BY:

COLEMAN MORRIS
Vice President
tel: +1 404 574 1013
coleman.morris@colliers.com

CATIE GASS
Associate
tel: +1 404 574 1022
catie.gass@colliers.com

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Summary of Property

ABOUT MILL CREEK STATION

Mill Creek Station is a 35,992± SF retail center located directly across Buford Drive from the Mall of Georgia.

AVAILABLE SPACE:

N/A

RATE/RSF/YEAR:

Negotiable

LEASE TERM:

Negotiable

CO-TENANTS:

Kirkland's, Mattress Firm, Supercuts, The School Box, Fitness Resource and Sprint

AREA HIGHLIGHT:

With over 225 stores and over 1.7 million square feet of retail space, the Mall of Georgia is one of the largest malls in the United States. The Simon Property owned mall welcomes nearly 1 million visitors a month.

ACCESS & LOCATION

ACCESS DETAILS:

Signalized access from Buford Drive at Woodward Crossing Boulevard, one of the main entrances to the Mall of Georgia and Mall of Georgia Crossing. Two curb cuts on Buford Drive.

CLOSEST MAJOR CROSS STREET:

The Buford Drive exit (exit 115) off I-85 is less than 2 miles south of the center.

The Buford Drive exit (exit 4) off I-985 is less than 2.5 miles north of the center.

TRAFFIC COUNTS:

> 33,570 VPD north of I-85 on Buford Dr

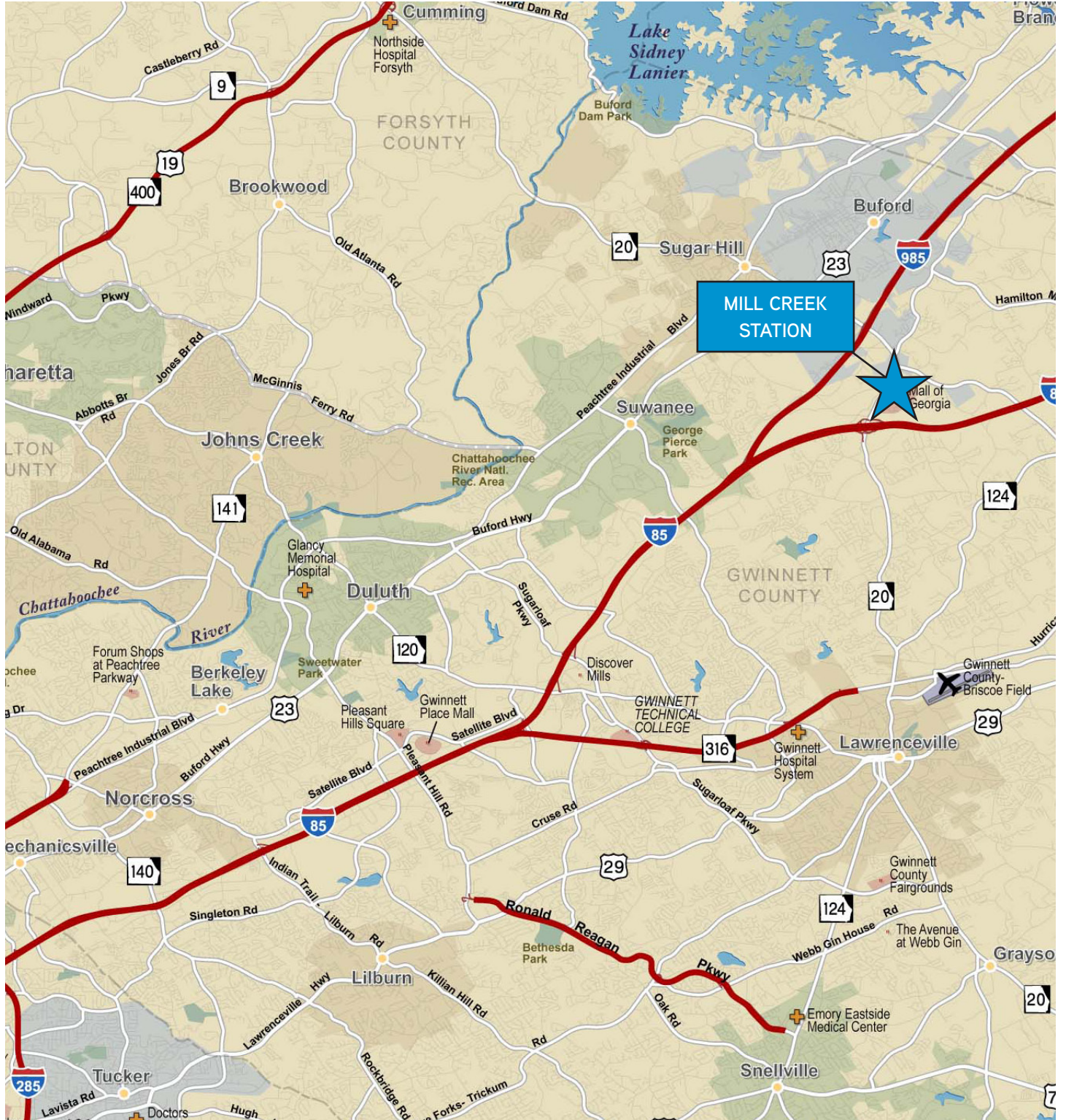
HIGHLIGHTS

- > Across from the Mall of Georgia
- > Excellent visibility from Buford Drive
- > Signalized access
- > Ample parking
- > Population within a 3-mile radius is expected to increase by over 20% in the next 5 years

Demographics Overview

	1-MILE	3-MILE	5-MILE
POPULATION			
2012 Estimated Population	2,538	41,869	129,719
2017 Projected Population	3,011	49,356	147,872
Projected Annual Growth 2012 to 2017	18.6%	17.9%	14.0%
Median Age	33.0	35.0	36.0
HOUSEHOLDS			
2012 Est. Households	1,077	13,917	41,254
2017 Proj. Households	1,292	16,576	47,371
Projected Annual Growth 2012 to 2017	20.0%	19.1%	14.8%
HOUSEHOLD INCOME			
2012 Est. Average Household Income	\$84,188	\$91,543	\$90,199
2012 Est. Median HH Income	\$64,684	\$70,818	\$72,149
2012 Est. Per Capita Income	\$35,747	\$30,434	\$28,938
HOUSING UNITS			
Total Housing Units	1,177	15,133	44,216
Owner Occupied Housing Units	91.5%	92.0%	93.3%
Renter Occupied Housing Units	34.6%	30.0%	19.9%
Vacant Housing Units	8.5%	8.0%	6.7%

Street Map



Aerial Map



1 THE PLAZA



3 MALL OF GEORGIA



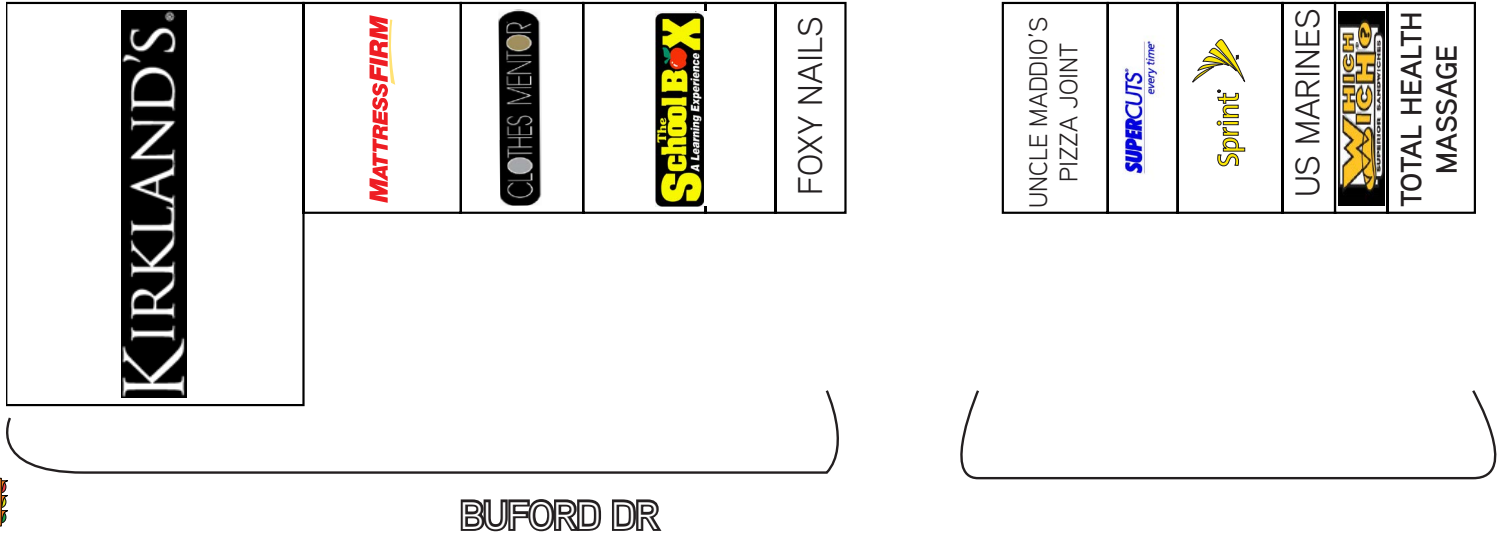
2 MALL OF GEORGIA CROSSING



4 MARKETPLACE AT MILL CREEK



Property Site Plan



Property Images



Property Images



Area Information

ECONOMIC AND BUSINESS

Location Drivers in Metro Atlanta are:

- Global air service
- Deep talent base
- Sustained population growth
- Epicenter of the Southeast economy
- Central location
- Mild weather

Strengths are:

- Diverse economy
- Strong in-migration and population growth
- Transportation, distribution and cultural center
- Higher education center
- Healthcare center

Economic Upsides are:

- Rapid in-migration
- Recent corporate headquarter relocations

POPULATION AND INCOME BENCHMARKS

- Population for the 28-county metropolitan Atlanta area (Atlanta-Sandy Springs-Marietta) rounds to 5.3 million in 2007, growing 24 percent since 2000, according to the U.S. Census.
- The nation's fastest-growing MSA from 2000- 2007 was metro Atlanta, which added nearly one million new residents and accounted for 76 percent of the state's total growth.
- Metro Atlanta moved from an 11th place ranking in population to 9th from 2000 to 2007. By 2020, the area is forecasted to be the 6th largest metro area in the country with a population of 7,291,964, according to Proximity One.

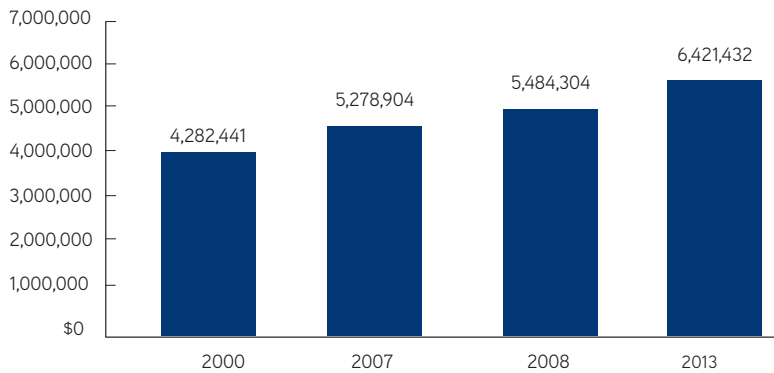
Net migration to the Atlanta MSA from 2000 - 2007 rose to 557,218, of which 67 percent was domestic and 33 percent international.

The net in-migration of talent is projected to stand at more than 50,000 new residents each year through 2011.

Atlanta Metropolitan Statistical Area (MSA)



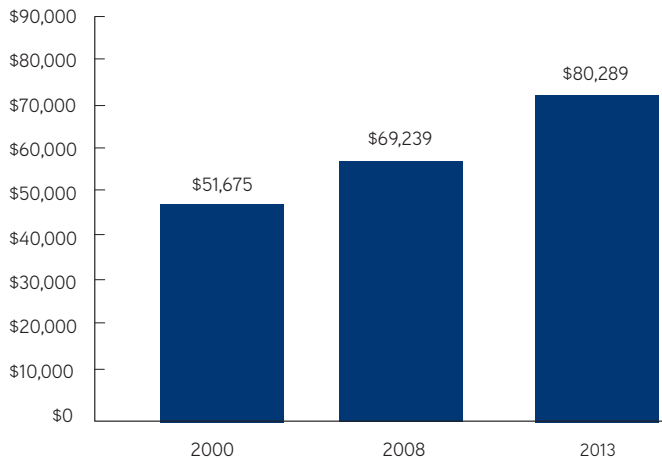
ACTUAL AND PROJECTED POPULATION GROWTH, ATLANTA MSA



Sources: Census, 2000 and 2007, ESRI forecasts for 2008 and 2013

- Metro Atlanta’s 1.6 million households in 2000 are projected to increase to 2.0 million in 2008 and to more than 2.3 million in 2013.
- The Diversity Index in metro Atlanta, which measures racial diversity, is .62 vs. .60 in the U.S. Nearly 30 percent of this composition is African American, 8 percent Hispanic and 4 percent Asian or Pacific Islander (ESRI, 2008).
- From 1990 to 2000, metro Atlanta’s college-educated population (25- to 34-year-olds) nearly doubled, growing faster (46%) than in any of the twenty largest metro areas in the U.S.

MEDIAN HOUSEHOLD INCOME GROWTH, ATLANTA MSA



Source: ESRI

- Atlanta-area households earning \$100,000 or more are projected to double to 37 percent of all households from 2000 to 2013, when average household income is expected to rise to \$111,671. Households earning more than \$200,000 will see the greatest gains, comprising 9.6 percent of the area’s income base in 2013.
- Metro Atlanta adults (age 25+) are better educated. In 2007, 35.3 percent of this population earned bachelor’s degrees or higher and 87.9 percent were high school graduates. The averages for the U.S. in 2007 were 29.0 percent and 86.7 percent respectively.

Most Populated Metro Areas in 2020 (in millions)

1	New York	19.5
2	Los Angeles	13.4
3	Chicago	10.3
4	Dallas	8.0
5	Houston	7.4
6	ATLANTA	7.3
7	Washington DC	6.1
8	Philadelphia	6.1
9	Phoenix	6.1
10	Miami	6.0

Source: U.S. Census Bureau, ProximityOne

LABOR FORCE AND ECONOMIC CHARACTERISTICS

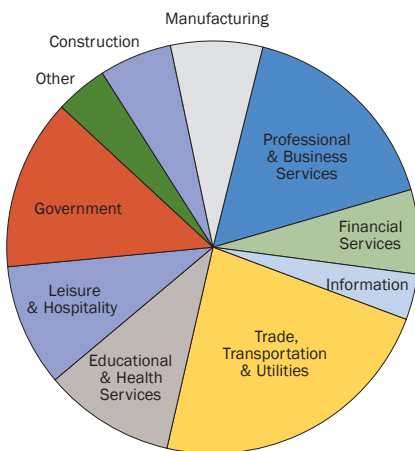
- Metro Atlanta’s labor force is more than 2.7 million strong. Unemployment consistently lags the U.S. average (BLS). The region’s healthy job growth, top-ranking schools and vibrant economy continue to attract the talent that employers seek.
- Employment in the region is projected to grow 2 percent on average per year over the next five years – adding more jobs than from 2003 to 2007.
- Moody’s Economy.com employment growth projections for 2006–2011 place Atlanta in the top quintile (fifth) of 387 cities.
- Union participation in metro Atlanta is consistently less than half that of the U.S. average. In 2007, this rate was 4.1 percent in metro Atlanta vs. 12.1 percent nationwide.
- Georgia has been a right to work state since 1947. Fewer than half of the states in the U.S. grant workers this protection.
- Moody’s latest Economy.com report ranks metro Atlanta’s industrial mix 0.8 on a scale of 0 to 1, with 1 representing “Most Diverse.” Atlanta’s diverse employment base is considered one of its greatest economic assets.

TOP CORPORATE EMPLOYERS, ATLANTA MSA

EMPLOYER	ATLANTA EMPLOYEES
Delta Air Lines	22,257
AT&T	21,915
Emory University	21,000
Cox Enterprises	13,583
United Parcel Service (UPS)	10,745
Wellstar Health Systems	10,112
SunTrust Banks	7,700
Lockheed Martin Aeronautics	7,531
IBM Corporation	7,500
Georgia Institute of Technology	7,342
Northside Hospital	7,100
Turner Broadcasting Systems	6,600
The Southern Company (including Georgia Power)	6,000
AirTran Airways	6,000
The Home Depot (HQ not including retail branches)	5,500
Children’s Healthcare of Atlanta	5,220
Coca-Cola	5,136
Wachovia Corporation	5,100

Sources: Metro Atlanta Chamber & Georgia Power research departments (June 2007/2008).

Note: Only Corporate Employers are included. Retail companies are included only if the location is a corporate headquarters and if so, only the employment at the headquarters is listed.



EMPLOYMENT MIX BY INDUSTRY SECTOR, ATLANTA MSA

- High-tech employment, at 130,800, is 5.2 percent of the Atlanta region’s total, according to Moody’s Economy.com (November 2008).
- Atlanta’s 20 largest non-government employers provide more than 200,000 jobs, which is nearly 9 percent of the employment in the region.

TOP BUSINESS CENTER

Business environment and quality of life consistently rank Atlanta at the top of major U.S. metropolitan areas for working, living and playing. The region is noted for its job creation, investment advantages, pro-active business environment and various quality-of-life indicators.

How Others See Atlanta

1st

- *Forbes* magazine's "Most Wired Cities" (January, 2008)
- fDi's North American Cities of the Future 2007/08, "Most Business Friendly" (April, 2007)
- *AARP* magazine's "Reason for Optimism: Safer Cities" (March/April 2007). Analysis of crime decreases over the last five years.
- *Kiplinger* magazine's "Best Cities for Married with Kids" (May 2007)
- *Forbes* "Best Cities for Singles" (September 2008)

2nd

- *KPMG's* "Most Cost Competitive Locations" (March 2008)
- *Black Enterprise*, "10 Best Cities for African-Americans," (May 2007)
- The Boyd Company 2007 Comparative Corporate Headquarters Operating Cost Study, "Least Expensive City for Corporate Headquarters" (July 2007)

3rd

- *Expansion Management* magazine's, "Most Logistics Friendly Metros" (October 2007)
- *Forbes* magazine's "Best Cities for Young Professionals" (June 2007)
- *Forbes* magazine's "America's Fastest Growing Large Metros" (January 2008)
- *KPMG's* "Top Cities With Tax Structures Favorable to Business" (2008)

4th

- *Forbes* magazine's "Best Cities for Jobs in 2008" (January 2008)

MORE FORTUNE COMPANIES CHOOSE AN ATLANTA HEADQUARTERS

- FORTUNE 1,000 companies understand the value of a metro Atlanta address, as more than 70 percent have established operations here.
- Metro Atlanta is fifth after New York, Houston, Dallas and Chicago as a FORTUNE 500 headquarters city. Newell Rubbermaid, the most recent FORTUNE 500 firm to move here built a signature headquarters building in metro Atlanta that opened September 2008.
- The combined annual revenue of Atlanta's largest headquarters total more than \$300 billion.
- Total bank deposits in metro Atlanta nearly doubled from 2000 to 2008, from \$55.9 billion to \$117.2 billion.

Top Public Companies (Fortune 1000 Ranking)

1. The Home Depot (22)
2. UPS (46)
3. The Coca-Cola Company (83)
4. Coca-Cola Enterprises (118)
5. Delta Air Lines (129)
6. AFLAC (165)
7. Southern Co. (166)
8. SunTrust Banks (193)
9. Genuine Parts (243)
10. Mohawk Industries (328)
11. AGCO (359)
12. Newell Rubbermaid (378)
13. Synovus Financial Corp. (511)
14. BlueLinx Holdings (568)
15. Georgia Gulf (645)

Note: Fortune 1000 ranking noted in parenthesis.

Source: FORTUNE 1,000 magazine (May 2008)

The Leasing Team

COLEMAN MORRIS

Vice President

dir: +1 404 574 1013

fax: +1 404 574 1113

coleman.morris@colliers.com

CATIE GASS

Associate

dir: +1 404 574 1022

fax: +1 404 574 1122

catie.gass@colliers.com

Colliers Retail Services Group

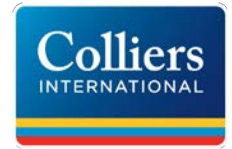
Colliers International Retail Services Group is organized with our customers' ever-changing needs in mind, allowing us to deliver the complete range of services needed to make sound real estate decisions.

Over 350 retail specialists work in teams across regional markets, sharing markets data, transaction information and emerging trends, allowing us to provide best-in-class solutions. This collaborative approach, combined with superior local market knowledge, national reach and a global platform, makes Colliers a leader in real estate services for retail clients.

Staying true to our mission of providing the most professional third-party services to landlords and tenants, Colliers International's Retail Services Group remains focused on delivering solutions that best serve our clients.

COLLIERS CAPABILITIES

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Colliers International
5871 Glenridge Drive
Suite 400
Atlanta, GA, 30328

www.colliers.com

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