

Lovejoy Station

Atlanta, Georgia MSA
Publix Anchored Shopping Center



Confidential Investment Offering

EXCLUSIVELY LISTED BY:

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Lovejoy Station Confidential Investment Offering



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Any included income, expenses, cap rates, costs, return estimates, renovations, measurements, square footage, acreage, projections, interest rates, loan terms, property condition, possible uses, zoning and other information herein may have been provided by the seller, landlord or other outside sources and while deemed to be reliable, may be estimated, projected, is subject to change, and/or may be limited in scope, and therefore shall not be relied upon as accurate. Any such information important to the purchaser, lessee or other parties should be independently confirmed within an applicable due diligence period. Please do not disturb the management, business, tenants or sellers. This offer is subject to prior change or sale without notice. "It's a great time to buy, don't let it pass you by."

Lovejoy Station
11155 Tara Boulevard (Highway 41)
Hampton, Georgia



Bull Realty is pleased to present Lovejoy Station Shopping Center, a 77,336 sq ft Publix anchored center located in the rapidly growing South Atlanta suburb of Hampton Georgia. Lovejoy Station is located on the corner of the major intersection of Tara Blvd and McDonough Road on the going home side, making it an ideal stopping point on the way home from work. The center is anchored by Publix, Subway, Blockbuster, Pizza Hut and H & R Block, offering a strong 94% occupancy rate.

Take advantage of the below market rate assumable loan that offers a 5.76% interest rate

Increase your cash on cash return with this leveraged assumable loan at 5.76% interest rate well below current market rates and low assumption fees.



LOCATION

Lovejoy Station is located in the Atlanta MSA, in a rapidly expanding suburb of Clayton County. The current population is estimated at 66,213 residents within a 5-mile radius of the subject property. Census reports that population is expected to increase by more than 22%, by year 2013 to 80,601 residents.

ACCESS

Lovejoy Station is located at the signaled intersection of Tara Boulevard (Highway 141) and MdDonough Road in Hampton, Georgia. Tara Boulevard is a major 4-lane artery that stretches west from Highway 75 to downtown Atlanta. According to the 2007 DOT traffic count, there are over 57,000 cars that pass by Lovejoy Station on Tara Boulevard (Highway 141) each day.

MAJOR RETAIL AREA

Lovejoy Station is located approximately 23 miles southwest of Atlanta in one of the fastest growing submarkets in the Atlanta MSA. Other major retailers in the immediate area include The Home Depot and Walmart Supercenter.

PUBLIX ANCHOR

Publix is the second largest neighborhood grocer in the Atlanta MSA with 168 stores and approximately 16% of the market share. Publix, which opened in 1995, has 7 years remaining of their lease with sales exceeding \$293 per sq ft.

STRONG POPULATION GROWTH

Since 2000, the population growth has increased by 47% within a 5-mile radius and the average household income is \$75,000.

UPSIDE POTENTIAL

Lovejoy Station offers several opportunities for an investor to enhance their return:

- ✓ 7,500 sq ft inline development pad: the new owner of Lovejoy Station can increase their return on investment by developing with a ready-to-build and approved site.
- ✓ Lease-up vacant suites: The cap rate, returns and pro-forma are based on current vacancy of approximately 5%. This 5% is comprised of 2 suites. Suite 110 with 1,300 sq ft and suite 100 with 2,925 sq ft.
- ✓ Below market rents: Market rents in the immediate trade area are in the low \$20 range. The average shop rental rate at Lovejoy Station are currently below average market rents.

"GOING HOME" SIDE OF STREET

Lovejoy Station is located on the going home side of the road for shoppers traveling on Tara Boulevard (US 141). This busy corner position provides a permanent location advantage.

With over five different egress points and pass-throughs to the surrounding retailers, this center well positioned for both the retailer and investor.

STRONG TRAFFIC COUNTS

Over 57,000 cars pass by Lovejoy Station on Tara Boulevard (Hwy 141) each day.



Lovejoy Station

Investment:	77,336 sq ft Publix anchored center with 7,500 sq ft developable inline space
Location:	Hampton, Georgia
Size of Parcel:	10.18 acres
Size of Improvement:	77,336 sq ft
Current/ Most Recent Use:	Shopping Center
Year Built/ Renovated:	1995/ Publix Renovated in 2006
Parking:	432 marked parking spaces
Nearest Cross Street:	McDonough Road
Anchor Tenants:	Publix, Subway, Pizza Hut, H & R Block and Blockbuster
Traffic Count:	57,000 cars per day
Occupancy:	94%
NOI:	\$853,815
Cap Rate	7.3%
Cash on Cash:	7.7%
First Year Return on Investment	12.2%
Purchase Price:	\$11,650,000
Price per square foot:	\$150.00

- ✓ Assumable loan with 5.75% low assumption costs
- ✓ Additional Development - 7,500 sq ft of in-line space has been approved by Clayton County

LOVEJOY STATION

Publix
FOOD & PHARMACY

BLOCKBUSTER

SUBWAY

Pizza Hut

WingStreet

Wear it!

H&R BLOCK

k-fil-A

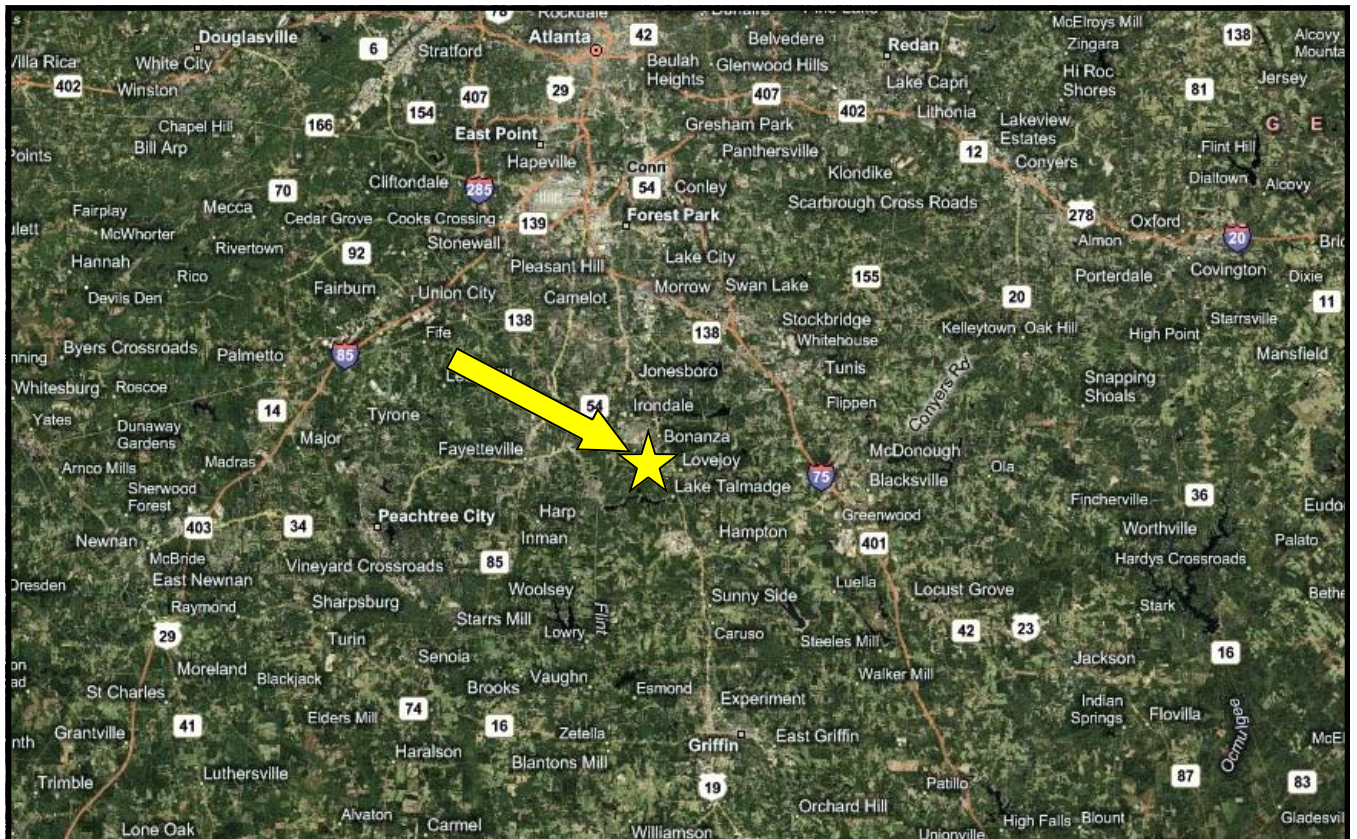
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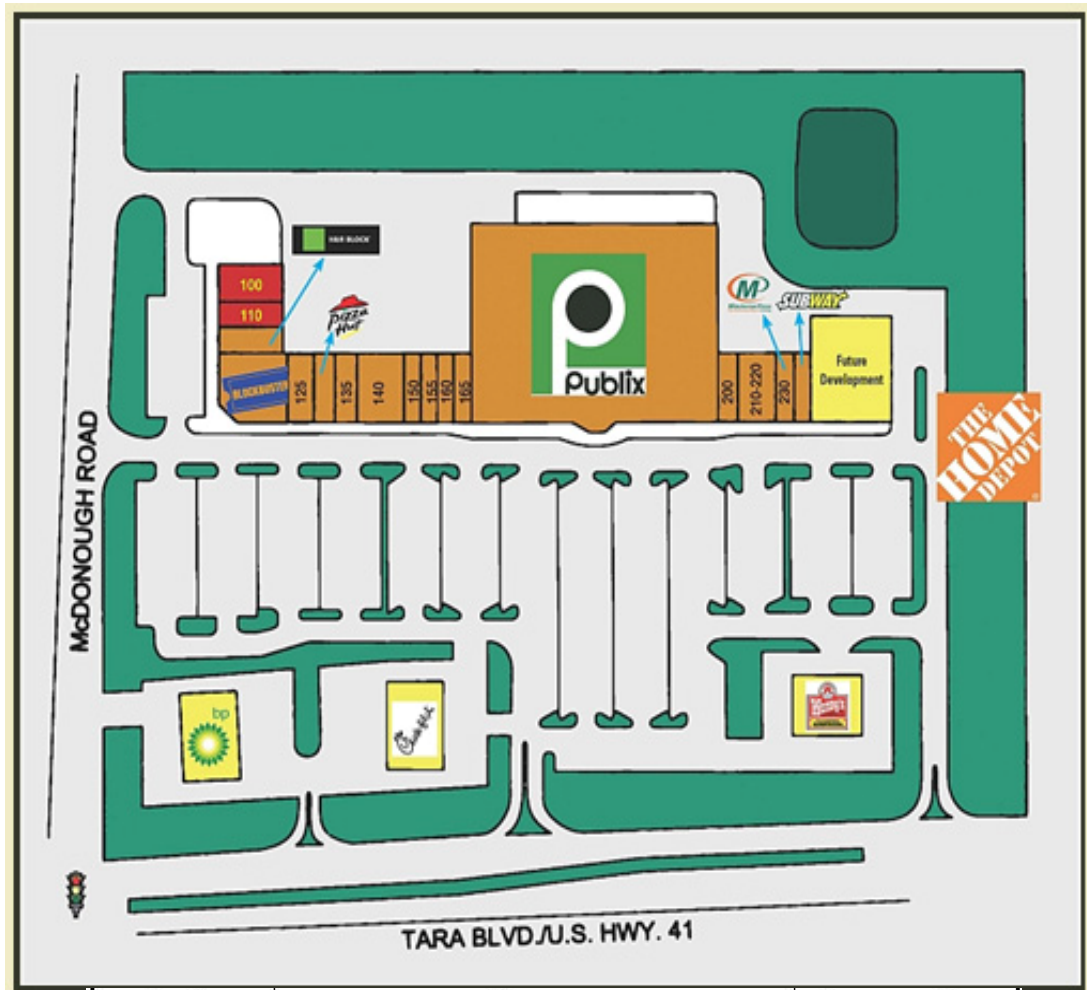
**WHEATIES
TRY OUR
MILK
SUNDAY**











Suite	Name	Space Size
100	Available	2,925 sq ft
110	Available	1,300 sq ft
115	H & R Block	1,370 sq ft
120	Blockbuster Video	4,783 sq ft
125	KC Beauty Depot	2,123 sq ft
130	Pizza Hut	1,300 sq ft
135	China Kitchen	1,300 sq ft
140	El Parian Mexican Restaurant	2,600 sq ft
150	The Herb Shop	1,300 sq ft
155	Nail Expo	1,300 sq ft
160	Lovejoy Wings	1,300 sq ft
165	Tots Shop	1,300 sq ft
175	Publix	47,955 sq ft
200	Supercuts	1,300 sq ft
210-220	Queens Dollar Store	2,600 sq ft
230	Minuteman Press	2,280 sq ft
240	Subway	1,300 sq ft



THE APPOINTEE PARTIES, AS OF THE DATE SET FORTH HEREON:

INSTRUMENTS SHOWN HEREON, AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND DIMENSIONS OF ALL BUILDINGS, STRUCTURES.

ALL STREETS, ROADS, RIGHTS-OF-WAY, EASEMENTS AND HAS BEEN ADVISED OF AS INDICATED IN THAT CERTAIN PARTS OF NEW YORK AS COMMENTED HEREON, DISPOSITION IN SUCH EASEMENTS AND OTHER MATTERS TO EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS, UTILITIES BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER WELLS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING STREETS, AND THAT ADDRESS AND EXPRESS TO SHOW THE PROPERTY LINES, THE SAME BEING PLACED AT THERE ARE NO BUILDING ENCROACHMENTS ON THE NOW HEREON.

SPACE WITH THE "MINIMUM STANDARD DETAIL" ADOPTED BY ALTA, ACSM AND ASPS IN 1998, AND HEREON, PURSUANT TO THE ACCURACY STANDARDS AS "GATION" UNDERSTOOD FURTHER CERTIFIES THAT THE SURVEY DO NOT EXCEED THE ALLOWABLE.

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON OF JUNE 13, 1976, FOR CLAYTON COUNTY, GEORGIA OF THE COUNTY IN WHICH SAID PRINCIPLES IS SITUATED, THAT OR SET FORTH IN THE APPLICABLE ZONING.

ADDRESS, AND OTHER PURPOSES:

WHERE TARA BOULEVARD & McDONOUGH ROAD, CLAYTON

DIMENSIONAL AND OTHER REQUIREMENTS OF THE CITY OF THE ZONING AND LAND USE DESIGNATIONS, AND ONE, OF THE PROPERTY IS: 10.177 ACRES.

DATE:

OF PROFESSIONAL OPINION ONLY AND SHALL NOT BE GUARANTEED OF ANY KIND, EXPRESSED OR IMPLIED.



Clayton County is on the move, with Hartsfield-Jackson International Airport as the wind beneath our wings. Our hospitality is now international, with several nearby office, hotel, and retail redevelopment opportunities. Redevelopment plans include a new commercial corridor connecting to a new international terminal and a commuter rail service linking Macon with Atlanta. Five new commuter rail stations will spawn nearby live/work/play communities. Smart investors are already snapping up redevelopment opportunities around the area.

In any business, you have to be able to move your products and services quickly to your customers. Clayton County is uniquely positioned to help you and your clients with that task. Clayton County is the home of Hartsfield-Jackson Atlanta International Airport, the world's busiest airport. Hartsfield-Jackson's expansion plans include an International Passenger Terminal that will be located to the east of the existing concourses and adjacent to Interstate 75.

Clayton County is also at the center of a vast transportation network with four interstate highways, two major railroads and a planned commuter rail line connecting Macon and Atlanta.



Clayton County offers a variety of state and local programs to help your business grow. Clayton State University features a wealth of business and industry support services. We also have a range of meeting facilities, from the spacious Georgia International Convention Center to the elegant and intimate Spivey Board Room at Clayton State University.

Despite being so close to one of the world's most vital urban centers, Clayton County offers attractive residential communities for every budget. Culturally, Clayton County offers Spivey Hall, an acoustically renowned and architecturally inspiring concert facility. Each year dozens of internationally acclaimed artists perform there, representing the best of jazz, classical and world music.



Welcome to the official website of Hampton, Georgia! We hope that you will find this site useful and informative.

Hampton is a community, enjoying the benefits of a small town atmosphere, situated approximately 30 miles south of Atlanta. Home to [Atlanta Motor Speedway](#), [Nash Farm Battlefield](#) and within several hours of the Appalachian Mountains or the Atlantic Ocean, we have much to offer residents and visitors alike.

Established in 1873, our city is one of much tradition and history. Beautiful historic homes and old oaks line the streets of Hampton. The 100 year old Train Depot is listed on the National Registry of Historic Places and is open daily for art exhibits and to welcome visitors to the City of Hampton. Hampton prides itself on being designated as a "Tree City" and a "Bird Sanctuary" city. In springtime beautiful daylilies line the yards and streets of Hampton.

Hampton is home to approximately 5,120 residents. (Except for 2 times a year when Hampton becomes home to over 100,000 temporary residents!) We are a growing community working towards retaining our small town atmosphere while moving forward into our future.

Thank you for your interest in the City of Hampton.



Subject Property



Location: **Lovejoy Station**
 Publix Anchored
 11155 Tara Boulevard, Hampton, GA 30228
 Year Built: 1995/ Publix renovated in 2006
 Square Feet: 77,336
List Price: \$11,650,000
Price per SF: \$150.64
Cap Rate: 7.33%

Sold Comparables



Location: **King Plaza**
 Publix Anchored
 885 Woodstock Road, Roswell, GA 30075
 Year Built: 1998
 Sale Date: 12/2007
 Square Feet: 81,432
Sale Price: \$14,200,000
Price per SF: \$175.00
Cap Rate: 7.0%



Location: **Lost Mountain**
 Publix Anchored
 5100 Dallas Highway, Powder Springs, GA 30127
 Year Built: 1994
 Sale Date: 12/2007
 Square Feet: 72,568
Sale Price: \$10,800,000
Price per SF: \$149.00
Cap Rate: 7.0%

Subject Property



Location: **Lovejoy Station**
Publix Anchored
11155 Tara Boulevard, Hampton, GA 30228

Year Built: 1995/ Publix renovated in 2006

Square Feet: 77,336

List Price: \$11,650,000

Price per SF: \$150.64

Cap Rate: 7.33%

Sold Comparables



Location: **Kroger City Center**
Kroger Anchored
590 Cascade Avenue SW, Atlanta, GA 30310

Year Built: 1973/ Renovated in 1997

Sale Date: 01/2007

Square Feet: 99,372

Sale Price: \$9,200,000

Price per SF: \$93.00

Cap Rate: 6.8%



Location: **Cruse Crossing**
Kroger Anchored
950 Herrington Road, Lawrenceville, GA 30044

Year Built: 1996

Sale Date: 10/2007

Square Feet: 81,349

Sale Price: \$12,000,000

Price per SF: \$148.00

Cap Rate: 6.7%



Publix®

Publix, a privately-held company operating stores in Florida, Georgia, South Carolina, Alabama and Tennessee, was founded by George W. Jenkins in 1930 in Winter Haven, Florida. It has grown into a Fortune 500 company with more than 900 stores and is one of the fastest growing employee-owned companies in the United States.

Publix is known for its philosophy of pleasing the customer; the Publix guarantee to never knowingly disappoint their customers is legendary in the industry. Publix currently operates 175 stores throughout Georgia.

Publix Facts and Figures

- Largest employee-owned supermarket chain in the United States
- One of the 10 largest-volume supermarket chains in the United States
- 2007 retail sales of \$23 billion
- Current employee count of more than 140,000
- Ranked No. 20 on the Reputation Institute's Global Pulse U.S. list of "The Most Respected Companies in the United States" (2008)



H&R BLOCK®

H&R Block Inc. (NYSE: HRB) is the world's preeminent tax services provider, having served more than 400 million clients since 1955 and generating annual revenues of \$4.4 billion in fiscal year 2008. H&R Block provides income tax return preparation and related services and products via a nationwide network of approximately 13,000 company-owned and franchised offices and through TaxCut® online and software solutions. The company also provides business services through RSM McGladrey and certain consumer financial services.



As the world's largest pizza restaurant company with almost 6,200 restaurants in the United States and more than 4,000 restaurants in 100 other countries, Pizza Hut, Inc., is a subsidiary of Yum! Brands, Inc. (NYSE: YUM). The company's 50-year legacy of leadership and innovation has made it the recognized leader in the \$37 billion pizza category. The American Customer Satisfaction Index recently gave a score of 76 to Pizza Hut, the highest among national pizza chain competitors in performance.



In the year 2008, the SUBWAY® chain entered its 43rd year of operation. It is the world's largest submarine sandwich chain with more than 28,000 restaurants in 86 countries. As a matter of fact, the SUBWAY® chain operates more units in the US, Canada and Australia than McDonald's® does. Countless awards and accolades have been bestowed upon Fred DeLuca and the SUBWAY® chain over the past 40 years. The SUBWAY® name and its products have also appeared in numerous television and motion picture productions.



Blockbuster Inc. (NYSE: BBI, BBI.B), founded in 1985 and headquartered in Dallas, Texas, is a leading global provider of in-home movie and game entertainment with approximately 8,000 stores throughout the Americas, Europe, Asia and Australia. The Company, one of the strongest entertainment brands in the world, reported worldwide revenues of more than \$5.5 billion in 2006. Blockbuster has the largest in-store presence of any company in the movie rental business, a growing online presence, and the capability -- currently, the only capability in the marketplace -- to integrate bricks-and-mortar with online.

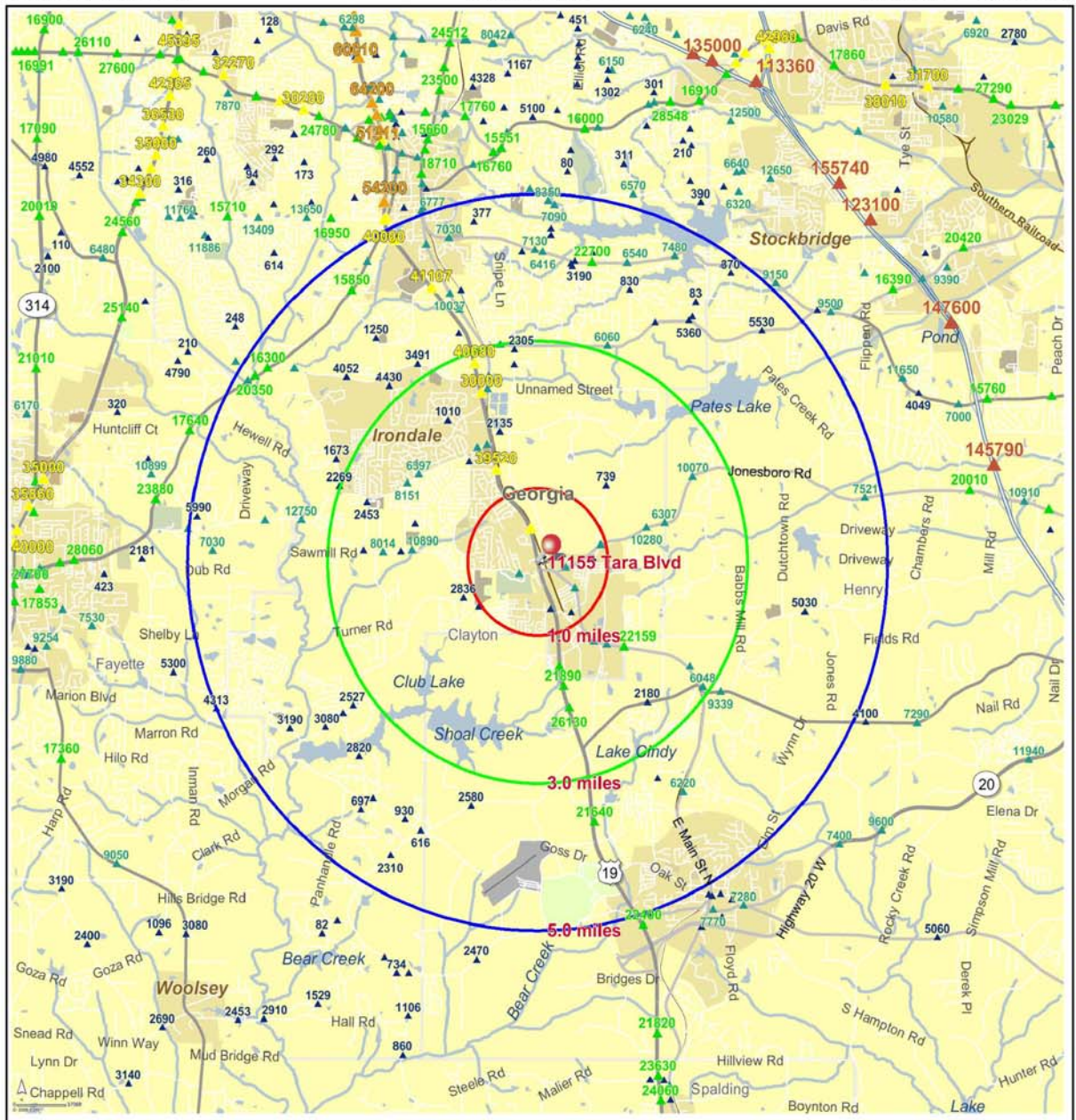


Directions from Atlanta: Lovejoy Station is located just south of Atlanta. Travel 15 miles south on I-75 from downtown Atlanta. Take exit 235 and merge onto Tara Boulevard (Highway 41) heading west. Travel 10 miles to the Publix Shopping Center on right.

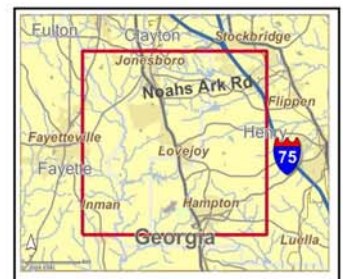
Lovejoy Station Publix Center
11155 Tara Blvd
Hampton, GA 30228

Site Map

Latitude: 33.450425
Longitude: -84.325651



 **BULL REALTY.COM**
COMMERCIAL REAL ESTATE





Community Summary

Lovejoy Station Publix Center

11155 Tara Blvd

Hampton, GA 30228

Site Type: Radius

Latitude: 33.450425

Longitude: -84.325651

Radius: 1.0 mile

Summary	2000	2008	2013
Population	2,641	6,993	8,574
Households	910	2,494	3,072
Families	741	2,010	2,438
Average Household Size	2.57	2.59	2.62
Owner Occupied HUs	828	2,248	2,743
Renter Occupied HUs	82	246	329
Median Age	31.1	33.0	33.6
Total Housing Units	984	2,905	3,627
Vacant Housing Units	74	411	555
Average Home Value	\$99,984	\$167,420	\$179,156
Total Businesses	-	215	-
Total Employees	-	1,399	-

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	59	6.5%	104	4.2%	105	3.4%
\$15,000 - \$24,999	82	9.0%	99	4.0%	88	2.9%
\$25,000 - \$34,999	115	12.7%	169	6.8%	140	4.6%
\$35,000 - \$49,999	170	18.7%	323	13.0%	306	10.0%
\$50,000 - \$74,999	283	31.2%	705	28.3%	653	21.3%
\$75,000 - \$99,999	141	15.5%	617	24.7%	758	24.7%
\$100,000 - \$149,999	47	5.2%	322	12.9%	733	23.9%
\$150,000 - \$199,000	9	1.0%	101	4.1%	162	5.3%
\$200,000+	2	0.2%	53	2.1%	126	4.1%
Median Household Income	\$51,319		\$69,137		\$80,943	
Average Household Income	\$54,262		\$77,823		\$92,307	
Per Capita Income	\$17,637		\$24,616		\$29,285	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	201	7.6%	550	7.9%	675	7.9%
5 - 14	429	16.3%	1,015	14.5%	1,234	14.4%
15 - 19	222	8.4%	522	7.5%	595	6.9%
20 - 24	176	6.7%	508	7.3%	546	6.4%
25 - 34	498	18.9%	1,112	15.9%	1,451	16.9%
35 - 44	538	20.4%	1,241	17.7%	1,328	15.5%
45 - 54	303	11.5%	1,046	15.0%	1,330	15.5%
55 - 64	149	5.6%	605	8.7%	853	10.0%
65 - 74	78	3.0%	255	3.6%	368	4.3%
75 - 84	37	1.4%	112	1.6%	147	1.7%
85+	7	0.3%	28	0.4%	44	0.5%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,538	58.2%	3,615	51.7%	4,058	47.3%
Black Alone	974	36.9%	2,899	41.5%	3,806	44.4%
American Indian Alone	9	0.3%	31	0.4%	40	0.5%
Asian Alone	40	1.5%	155	2.2%	229	2.7%
Pacific Islander Alone	3	0.1%	12	0.2%	17	0.2%
Some Other Race Alone	45	1.7%	165	2.4%	260	3.0%
Two or More Races	33	1.2%	116	1.7%	164	1.9%
Hispanic Origin (Any Race)	96	3.6%	352	5.0%	532	6.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013 were effective as of July 1, 2008. Business data provided by Axiom. Copyright 2008, all rights reserved.





Community Summary

Lovejoy Station Publix Center
11155 Tara Blvd
Hampton, GA 30228

Latitude: 33.450425
Longitude: -84.325651
Radius: 3.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	15,959	25,044	30,455
Households	4,934	7,889	9,667
Families	4,010	6,258	7,532
Average Household Size	2.99	3.00	3.01
Owner Occupied HUs	4,489	7,084	8,597
Renter Occupied HUs	445	805	1,070
Median Age	31.4	32.6	33.3
Total Housing Units	5,204	8,703	10,780
Vacant Housing Units	270	814	1,113
Average Home Value	\$106,205	\$155,421	\$166,133
Total Businesses	-	643	-
Total Employees	-	3,966	-

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	319	6.5%	379	4.8%	377	3.9%
\$15,000 - \$24,999	436	8.9%	335	4.2%	277	2.9%
\$25,000 - \$34,999	600	12.2%	545	6.9%	459	4.7%
\$35,000 - \$49,999	900	18.3%	1,087	13.8%	888	9.2%
\$50,000 - \$74,999	1,482	30.1%	2,173	27.5%	2,204	22.8%
\$75,000 - \$99,999	733	14.9%	1,950	24.7%	2,221	23.0%
\$100,000 - \$149,999	369	7.5%	979	12.4%	2,374	24.6%
\$150,000 - \$199,000	55	1.1%	307	3.9%	506	5.2%
\$200,000+	31	0.6%	134	1.7%	359	3.7%
Median Household Income	\$52,205		\$67,882		\$80,218	
Average Household Income	\$57,169		\$75,612		\$90,639	
Per Capita Income	\$18,840		\$24,178		\$28,984	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,267	7.9%	2,052	8.2%	2,496	8.2%
5 - 14	2,689	16.8%	3,693	14.7%	4,434	14.6%
15 - 19	1,253	7.9%	1,830	7.3%	2,051	6.7%
20 - 24	1,016	6.4%	1,779	7.1%	1,895	6.2%
25 - 34	2,886	18.1%	4,125	16.5%	5,325	17.5%
35 - 44	3,166	19.8%	4,397	17.6%	4,735	15.5%
45 - 54	1,904	11.9%	3,640	14.5%	4,606	15.1%
55 - 64	980	6.1%	2,107	8.4%	2,933	9.6%
65 - 74	525	3.3%	921	3.7%	1,292	4.2%
75 - 84	225	1.4%	394	1.6%	532	1.7%
85+	49	0.3%	102	0.4%	154	0.5%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,609	60.2%	13,315	53.2%	15,212	49.9%
Black Alone	5,576	34.9%	10,016	40.0%	12,782	42.0%
American Indian Alone	58	0.4%	106	0.4%	136	0.4%
Asian Alone	254	1.6%	562	2.2%	803	2.6%
Pacific Islander Alone	14	0.1%	31	0.1%	42	0.1%
Some Other Race Alone	220	1.4%	551	2.2%	847	2.8%
Two or More Races	228	1.4%	462	1.8%	634	2.1%
Hispanic Origin (Any Race)	534	3.3%	1,223	4.9%	1,796	5.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013 were effective as of July 1, 2008. Business data provided by Axiom. Copyright 2008, all rights reserved.



Community Summary

Lovejoy Station Publix Center

11155 Tara Blvd

Hampton, GA 30228

Site Type: Radius

Latitude: 33.450425

Longitude: -84.325651

Radius: 5.0 mile

Summary	2000	2008	2013
Population	44,980	66,213	80,601
Households	14,863	21,750	26,522
Families	12,139	17,246	20,646
Average Household Size	2.94	2.98	2.99
Owner Occupied HUs	13,220	19,188	23,238
Renter Occupied HUs	1,643	2,562	3,284
Median Age	33.1	34.4	34.9
Total Housing Units	15,540	23,660	29,041
Vacant Housing Units	677	1,910	2,519
Average Home Value	\$131,957	\$183,444	\$193,660
Total Businesses	-	1,724	-
Total Employees	-	10,738	-

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,063	7.2%	1,211	5.6%	1,174	4.4%
\$15,000 - \$24,999	1,165	7.9%	889	4.1%	770	2.9%
\$25,000 - \$34,999	1,430	9.7%	1,391	6.4%	1,153	4.3%
\$35,000 - \$49,999	2,328	15.8%	2,589	11.9%	2,117	8.0%
\$50,000 - \$74,999	3,982	27.0%	5,329	24.5%	5,599	21.1%
\$75,000 - \$99,999	2,375	16.1%	4,993	23.0%	5,636	21.3%
\$100,000 - \$149,999	1,748	11.9%	3,395	15.6%	6,504	24.5%
\$150,000 - \$199,000	372	2.5%	1,242	5.7%	1,853	7.0%
\$200,000+	284	1.9%	710	3.3%	1,715	6.5%
Median Household Income	\$57,170		\$72,167		\$83,691	
Average Household Income	\$67,595		\$83,581		\$100,749	
Per Capita Income	\$22,807		\$27,946		\$33,680	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,516	7.8%	5,233	7.9%	6,395	7.9%
5 - 14	7,622	16.9%	9,853	14.9%	11,738	14.6%
15 - 19	3,350	7.4%	4,669	7.1%	5,354	6.6%
20 - 24	2,465	5.5%	4,093	6.2%	4,495	5.6%
25 - 34	7,004	15.6%	9,818	14.8%	12,514	15.5%
35 - 44	8,561	19.0%	10,896	16.5%	12,036	14.9%
45 - 54	6,259	13.9%	10,121	15.3%	12,484	15.5%
55 - 64	3,388	7.5%	6,724	10.2%	8,939	11.1%
65 - 74	1,841	4.1%	3,074	4.6%	4,287	5.3%
75 - 84	780	1.7%	1,352	2.0%	1,807	2.2%
85+	195	0.4%	378	0.6%	555	0.7%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,918	64.3%	39,010	58.9%	45,537	56.5%
Black Alone	13,726	30.5%	22,599	34.1%	28,609	35.5%
American Indian Alone	157	0.3%	267	0.4%	342	0.4%
Asian Alone	1,011	2.2%	1,940	2.9%	2,690	3.3%
Pacific Islander Alone	30	0.1%	62	0.1%	87	0.1%
Some Other Race Alone	473	1.1%	1,079	1.6%	1,621	2.0%
Two or More Races	665	1.5%	1,257	1.9%	1,714	2.1%
Hispanic Origin (Any Race)	1,343	3.0%	2,822	4.3%	4,068	5.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013 were effective as of July 1, 2008. Business data provided by Axiom. Copyright 2008, all rights reserved.



Executive Summary

Lovejoy Station Publix Center Site Type: Radius	11155 Tara Blvd Hampton, GA 30228 Radius: 1.0 mile	11155 Tara Blvd Hampton, GA 30228 Radius: 3.0 mile	11155 Tara Blvd Hampton, GA 30228 Radius: 5.0 mile
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2008 Population

Total Population	6,993	25,044	66,213
Male Population	52.2%	51.1%	49.5%
Female Population	47.8%	48.9%	50.5%
Median Age	33.0	32.6	34.4

2008 Income

Median HH Income	\$69,137	\$67,882	\$72,167
Per Capita Income	\$24,616	\$24,178	\$27,946
Average HH Income	\$77,823	\$75,612	\$83,581

2008 Households

Total Households	2,494	7,889	21,750
Average Household Size	2.59	3.00	2.98
1990-2000 Annual Rate	10.38%	9.15%	7.03%

2008 Housing

Owner Occupied Housing Units	77.4%	81.4%	81.1%
Renter Occupied Housing Units	8.5%	9.2%	10.8%
Vacant Housing Units	14.1%	9.4%	8.1%

Population

1990 Population	1,093	6,926	23,306
2000 Population	2,641	15,959	44,980
2008 Population	6,993	25,044	66,213
2013 Population	8,574	30,455	80,601
1990-2000 Annual Rate	9.22%	8.71%	6.8%
2000-2008 Annual Rate	12.53%	5.61%	4.8%
2008-2013 Annual Rate	4.16%	3.99%	4.01%

In the identified market area, the current year population is 66,213. In 2000, the Census count in the market area was 44,980. The rate of change since 2000 was 4.8 percent annually. The five-year projection for the population in the market area is 80,601, representing a change of 4.01 percent annually from 2008 to 2013. Currently, the population is 49.5 percent male and 50.5 percent female.

Households

1990 Households	339	2,056	7,535
2000 Households	910	4,934	14,863
2008 Households	2,494	7,889	21,750
2013 Households	3,072	9,667	26,522
1990-2000 Annual Rate	10.38%	9.15%	7.03%
2000-2008 Annual Rate	13%	5.85%	4.72%
2008-2013 Annual Rate	4.26%	4.15%	4.05%

The household count in this market area has changed from 14,863 in 2000 to 21,750 in the current year, a change of 4.72 percent annually. The five-year projection of households is 26,522, a change of 4.05 percent annually from the current year total. Average household size is currently 2.98, compared to 2.94 in the year 2000. The number of families in the current year is 17,246 in the market area.

Housing

Currently, 81.1 percent of the 23,660 housing units in the market area are owner occupied; 10.8 percent, renter occupied; and 8.1 percent are vacant. In 2000, there were 15,528 housing units— 85.1 percent owner occupied, 10.6 percent renter occupied and 4.4 percent vacant. The rate of change in housing units since 2000 is 5.24 percent. Median home value in the market area is \$160,869, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.99 percent annually to \$169,004. From 2000 to the current year, median home value changed by 4.17 percent annually.



Executive Summary

Lovejoy Station Publix Center Site Type: Radius	11155 Tara Blvd Hampton, GA 30228 Radius: 1.0 mile	11155 Tara Blvd Hampton, GA 30228 Radius: 3.0 mile	11155 Tara Blvd Hampton, GA 30228 Radius: 5.0 mile
Median Household Income			
1990 Median HH Income	\$40,958	\$40,282	\$41,730
2000 Median HH Income	\$51,319	\$52,205	\$57,170
2008 Median HH Income	\$69,137	\$67,882	\$72,167
2013 Median HH Income	\$80,943	\$80,218	\$83,691
1990-2000 Annual Rate	2.28%	2.63%	3.2%
2000-2008 Annual Rate	3.68%	3.23%	2.86%
2008-2013 Annual Rate	3.2%	3.4%	3.01%
Per Capita Income			
1990 Per Capita Income	\$13,318	\$13,552	\$15,724
2000 Per Capita Income	\$17,637	\$18,840	\$22,807
2008 Per Capita Income	\$24,616	\$24,178	\$27,946
2013 Per Capita Income	\$29,285	\$28,984	\$33,680
1990-2000 Annual Rate	2.85%	3.35%	3.79%
2000-2008 Annual Rate	4.12%	3.07%	2.49%
2008-2013 Annual Rate	3.53%	3.69%	3.8%
Average Household Income			
1990 Average Household Income	\$43,711	\$42,927	\$47,281
2000 Average Household Income	\$54,262	\$57,169	\$67,595
2008 Average HH Income	\$77,823	\$75,612	\$83,581
2013 Average HH Income	\$92,307	\$90,639	\$100,749
1990-2000 Annual Rate	2.19%	2.91%	3.64%
2000-2008 Annual Rate	4.47%	3.45%	2.61%
2008-2013 Annual Rate	3.47%	3.69%	3.81%

Households by Income

Current median household income is \$72,167 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$83,691 in five years. In 2000, median household income was \$57,170, compared to \$41,730 in 1990.

Current average household income is \$83,581 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$100,749 in five years. In 2000, average household income was \$67,595, compared to \$47,281 in 1990.

Current per capita income is \$27,946 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$33,680 in five years. In 2000, the per capita income was \$22,807, compared to \$15,724 in 1990.

Population by Employment

Total Businesses	215	643	1,724
Total Employees	1,399	3,966	10,738

Currently, 94.6 percent of the civilian labor force in the identified market area is employed and 5.4 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 95.3 percent of the civilian labor force, and unemployment will be 4.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 70.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.8 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 62.2 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 14.8 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 23.0 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 84.4 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 32.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 12.0 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 32.1 percent were high school graduates only (29.6 percent in the U.S.)
- 8.1 percent had completed an Associate degree (7.2 percent in the U.S.)
- 16.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)



Theresa Johnson

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Theresa Johnson is vice president of retail investment property services at Bull Realty. Ms. Johnson has extensive hands on experience in the acquisition, asset management and operations of retail and office investment properties. While she works with various commercial real estate property types and services, her main focus is to help clients buy and sell retail investment properties. Theresa utilizes her experience to provide her clients the highest level of service possible in the mission to achieve incredible results. Ms. Johnson has held a Georgia Real Estate license since 1989 and is a CCIM Candidate. Theresa graduated from Georgia State University with a BA in Marketing and lives in the Murphy Candler Park area with her husband Bruce and daughter Josephine Johnson. She enjoys working in the community and is on the executive board of the Oglethorpe Museum. Her hobbies include supporting the arts, boating and enjoying the outdoors.

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property and undersigned agent for the owner, Bull Realty Incorporated (“Broker”).

Now, therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding a property referred to as **11155 Tara Boulevard, Hampton, GA**. Receiving party agrees to not disclose with any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning a possible purchase or lease of the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving party acknowledges and agrees that Bull Realty, Incorporated, will be used as the sole broker or agent in connection with the purchase or lease of the property paid by and representing the Seller. Receiving party agrees to not be involved in any arrangement to purchase the property, in whole or part, as a lender, partner or in other manner, unless Bull Realty, Incorporated is included as the only Real Estate Broker paid in the transaction by the seller/landlord. Receiving party reserves the right to involve any agent, broker, attorney or other advisor in the transaction provided said party is paid by the Purchaser and said party has agreed in writing to the confidentiality in paragraph one of this agreement.

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this ____ day of _____, 2008.

Receiving Party	Broker
By: _____	By: _____
Name/Title: _____	Name: <u>Theresa Johnson #152617</u>
Company: _____	Company: <u>Bull Realty, Inc. #H-20209</u>
Address: _____	Address: <u>14 Piedmont Center, Ste 1100</u>
_____	<u>3535 Piedmont Road</u>
_____	<u>Atlanta, Georgia 30305</u>
Phone: _____	Phone: <u>404-876-1640 ext. 109</u>
Fax: _____	Fax: <u>404-876-7073</u>