

Paradise Shoppes on Houston Lake

SEC Watson Blvd. & Houston Lake Rd., Warner Robins (Houston Co.), Georgia

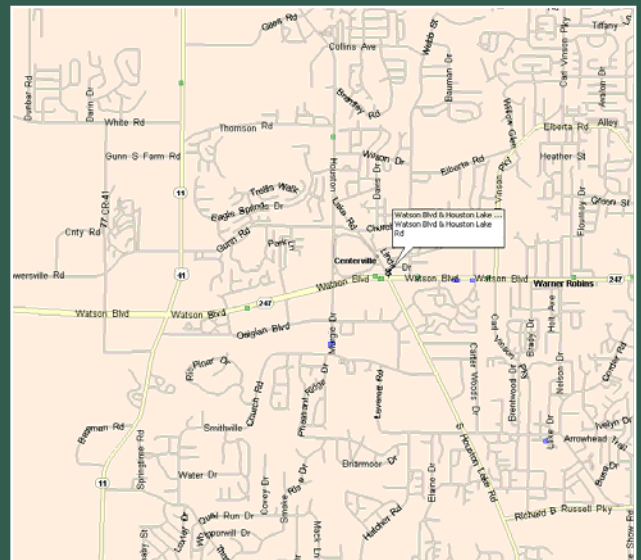


Shopping Center Features

- ❖ Opening – 1st Quarter 2008
- ❖ Local Retail Space – 7,200 s.f.
- ❖ Walgreens

Market Highlights

- ❖ This area of Warner Robins has seen explosive growth during the past ten years and has outpaced the rest of the country as shown by the U.S. Census Bureau. A Large part of this continued growth is due to the Robin Air Force Base, which covers 6,400 acres and is Georgia's largest single employer who provides an important economic impact in central Georgia.
- ❖ The site is located on the going home side of Watson Blvd, which carries a traffic count of more than 50,000 vpd. Factoring in Houston Lake Road the intersection has a total of 80,000 vpd, which pass the proposed site.



Demographics

2006 Demographic Estimates*	1- Mile	2-Mile	5-Mile
Population	5,742	24,035	99,846
Average Household Income	\$51,750	\$50,878	\$51,839
Median Age	32	32.3	34

*Source: US Census Bureau USPS 11/06

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404-459-8740

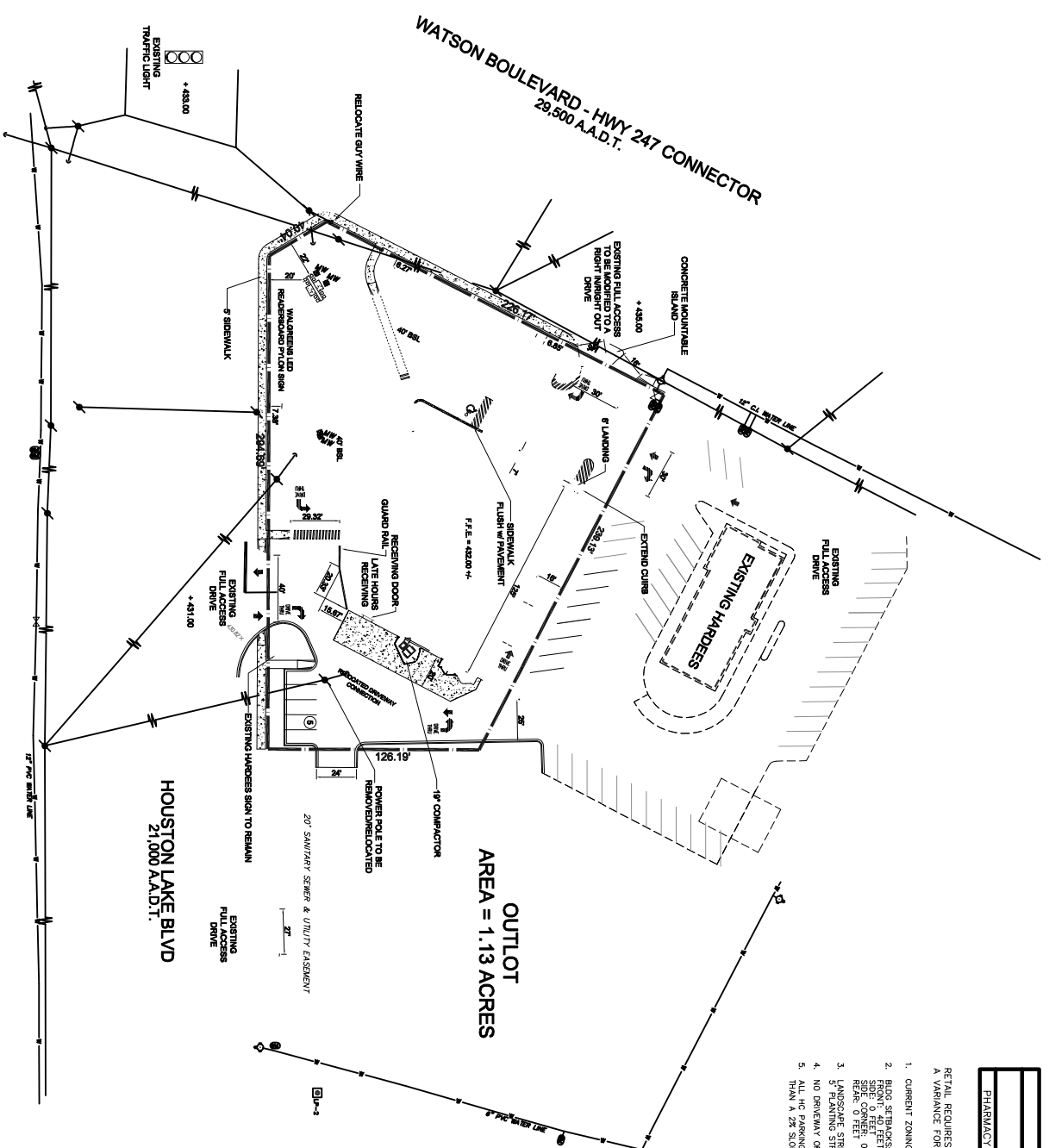
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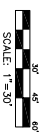


OUTLET
AREA = 1.13 ACRES

SITE DATA:

PHARMACY	SITE AREA	BLDG. AREA	REQUIRED PARKING	PROVIDED PARKING
	1.19	12,902	88	45

- RETAIL REQUIRES 1.5 SPACES FOR 200 SF OF RETAIL SALES FLOOR AREA. A VARIANCE FOR A REDUCTION IN PARKING WAS APPROVED ON 11-14-06.
- CURRENT ZONING FOR PROPERTY IS G-2.
 - BLDG SETBACKS:
 SIDE: 0 FEET FROM RIGHT-OF-WAY;
 REAR: 0 FEET
 - LANDSCAPE STRIPS:
 5' FLANKING STRIP IS REQUIRED ALONG ALL STREET RIGHT OF WAY
 - NO DRIVEWAY OR PARKING LOT GRADERS SHALL EXCEED 5%.
 - ALL HC PARKING SPACES AND ADA PATHS WILL BE DESIGNED TO HAVE LESS THAN A 2% SLOPE.



DWG

11480

WALGREENS

