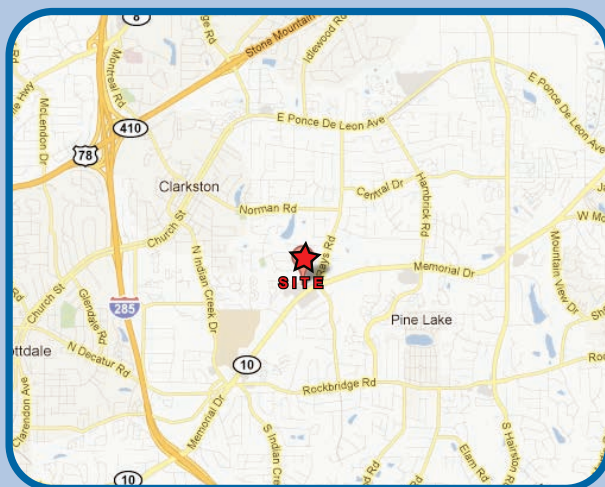


MEMORIAL BEND

5152 Memorial Drive, Stone Mountain, Georgia

Join High Volume Grocery Anchor, Ross and many National Tenants



Memorial Bend is the dominant grocery and value oriented anchored shopping center within the 5 mile trade area. The 177,292 square foot center has excellent traffic light access and exposure along Memorial Drive (State Route 10) with daily traffic counts of approximately 40,000 cars. The center's surrounding area contains well established neighborhoods catering to middle income homeowners. The center boasts a fantastic co-tenancy mix that in addition to the Nam Dae Mun Farmers Market and Ross anchors, includes national soft good tenants, national food, national discounters, service tenants and two tenants (Cato and Rainbow) have two stores at the center.

PROPERTY MANAGER:
The Bedrin Organization
201.612.8800

THE BEDRIN
ORGANIZATION
Value Oriented Real Estate Managers
www.bedrin.com

LEASING CONTACT:
Chris Bowman, Associate
Skyline Seven Real Estate
404.812.8910 Office
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cbowman@skylineseven.com

MEMORIAL BEND

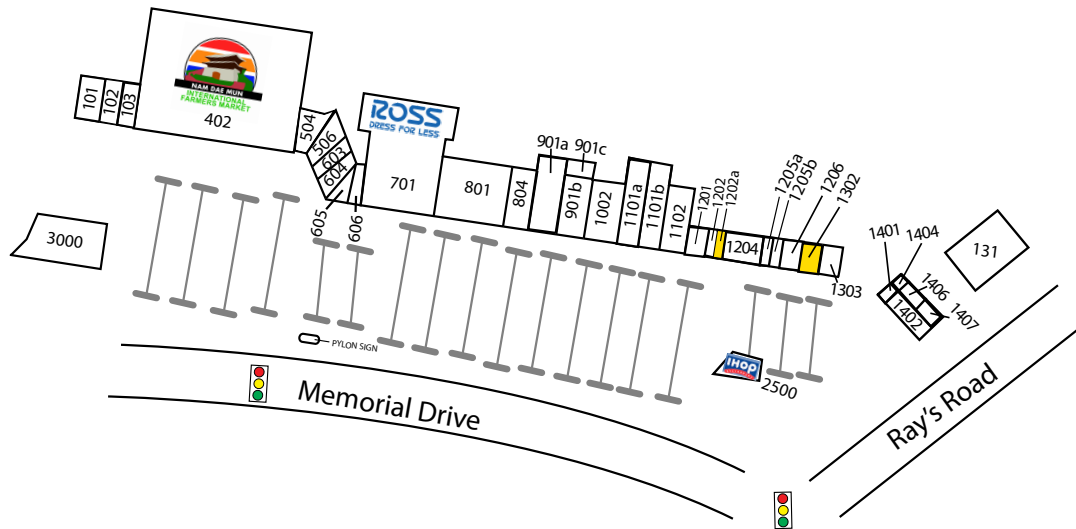
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DEMOGRAPHICS

POPULATION	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2018 Estimated	16,876	113,099	250,788
2023 Projected	17,453	116,573	259,692
INCOME			
2018 Estimated	\$52,943	\$58,326	\$79,475
2023 Projected	\$58,762	\$66,183	\$92,454

Suite	Tenant	Sq. Footage
101	U.S. Post Office	4,200
102	Atlanta Pro Winds	1,750
103	Glamour Threading	1,050
402	Nam Dae Mun Farmers Market	56,146
504	Rainbow Kids	5,000
506	Subway	1,400
603	CC Salon	1,400
604	Covington Credit	1,274
605	GNC	1,186
606	Cell Outlet	1,198
701	ROSS	27,300
801	It's Fashion Metro	11,500
804	Downtown Locker Room	4,500
901a	D4C Dental	5,648
901b	Shoe Show	5,500
901c	Storage	962
1002	Rainbow Shops	7,000
1101a	Centerwall	7,500
1101b	C & C Beauty Supply	5,850
1102	Foot Locker	4,006
1201	Sharks Electronics	1,250
1202	ATL Beauty and Barber Salon	1,000
1202a	AVAILABLE	1,000
1204	Canvas Creations	1,000
1205a	Best China	1,040
1205b	Atlanta's Best Wings	1,248
1206	JN Money	900
1302	AVAILABLE	4,700
1303	Laundromat	1,500
1401	Culture Goods Store	931
1402	H&R Block	3,800
1404	Church	933
1406	Church	2,256
1407	Church	1,364
131	Sali Auto	G/L
2500	IHOP	G/L
3000	Touchdown Wings	G/L



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