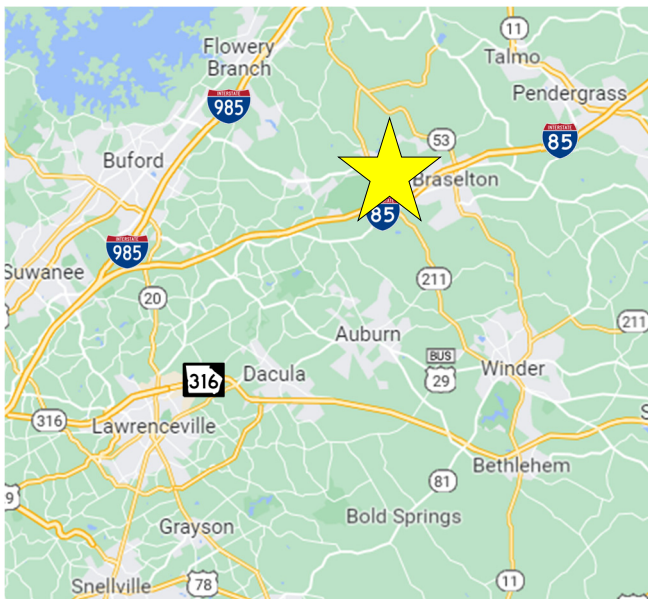


FOR LEASE or BTS



Project Highlights...

FOR LEASE: Two Multi-Tenant Buildings next to a Freestanding Building located at the signalized intersection of GA Highway 211 and Liberty Church Road in Braselton, Georgia.

The property shares a light with Chateau Elan Estates – 2,000+ luxury homes with 3 golf courses, tennis courts, & walking trails.

Chateau Elan Resort, which draws Over 1 Million visitors annually, is just down the street and features an award-winning Winery, a 394-Room Hotel, and Full-Service Spa Facility.

D.R. Horton recently began construction on Braselton Village, their 335-home development next to the Publix center.

Northeast Georgia Health System is located off Friendship Road and consists of 100 beds and over 600 physicians and staff.



TRAFFIC COUNTS

25,500 VPD – GA Highway 211
75,025 VPD – I-85, Exit 126

Total Population:

Total Households:

Average HH Income:

| | 3-Mile | 5-Mile | 10-Mile |
|--------------------|-----------|-----------|-----------|
| Total Population: | 21,947 | 59,874 | 249,410 |
| Total Households: | 7,505 | 19,823 | 82,232 |
| Average HH Income: | \$125,518 | \$118,366 | \$107,056 |

Demographic Snapshot



5 YR POPULATION GROWTH

15.1%



MEDIAN HOME VALUE

\$333,200



AVERAGE HOUSEHOLD INCOME

\$162,202

SOURCE: www.WorldPopulationReview.com



Chateau Elan Estates

- 2,000+ Single-Family Home Community
- Luxury Homes from the \$400's to \$800's
- Estate Homes from the \$800's to \$3M+
- Three 18-Hole Golf Courses
- Indoor Basketball Court & Walking Track
- Junior Olympic Pool
- 7 Onsite Restaurants

For more info: www.ChateauElan.net



MILL CREEK
HIGH SCHOOL

3,710 STUDENTS



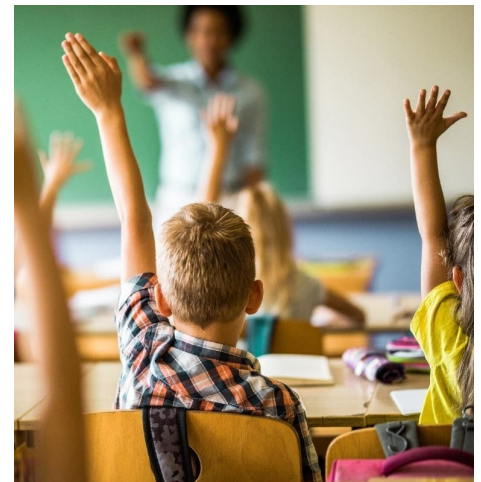
Osborne
Middle School

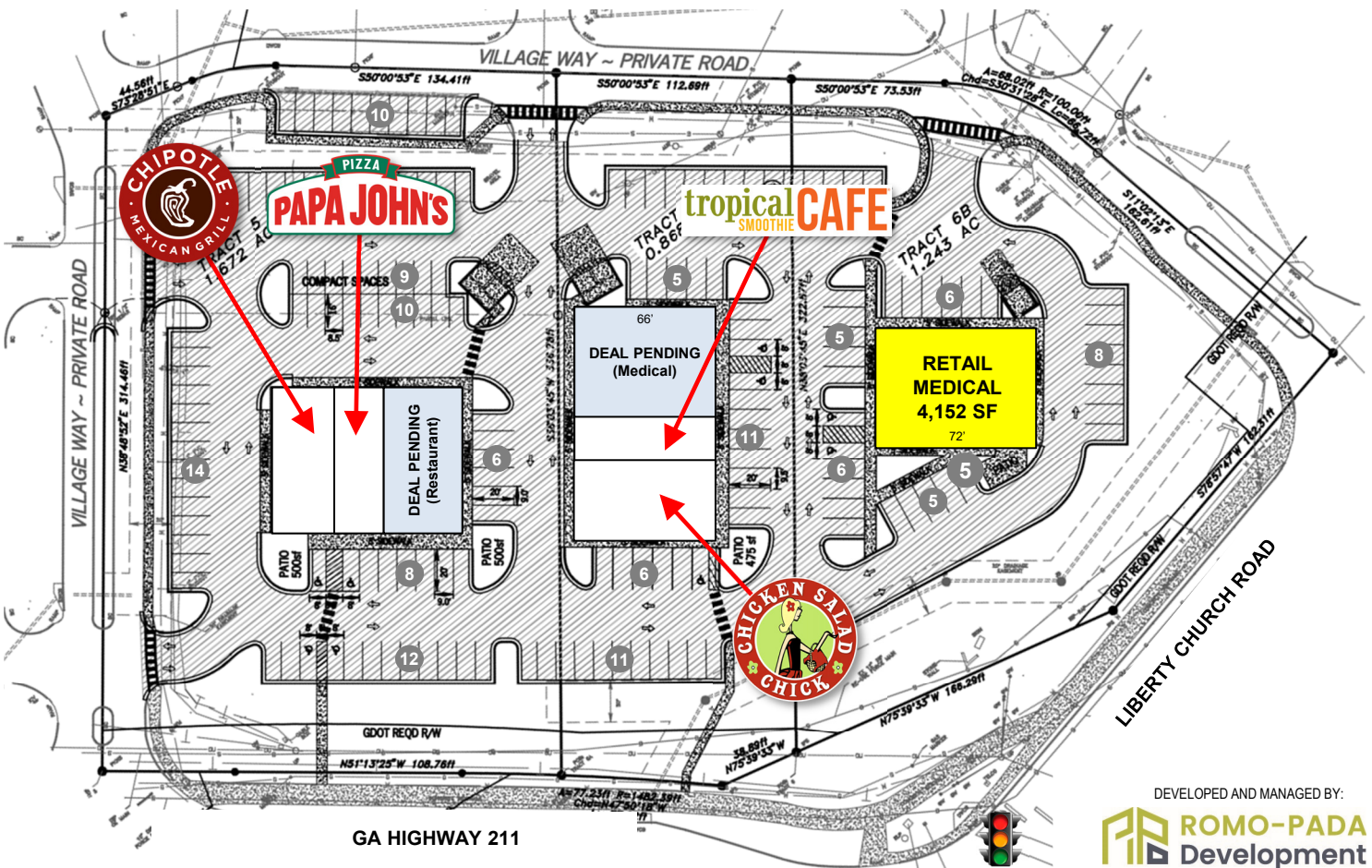
1,703 STUDENTS



DUNCAN CREEK
Elementary

1,355 STUDENTS





DEVELOPED AND MANAGED BY:

