

A Bright-Meyers Development Project

Fletcher Bright Company
(423)755-8830
Meyers Brothers Properties LLC
(404)252-1499



Town Center Market **WAL★MART®** SUPERCENTER

and retail shops in the Town Center Mall Area.



Cobb County, Georgia

Town Center Market

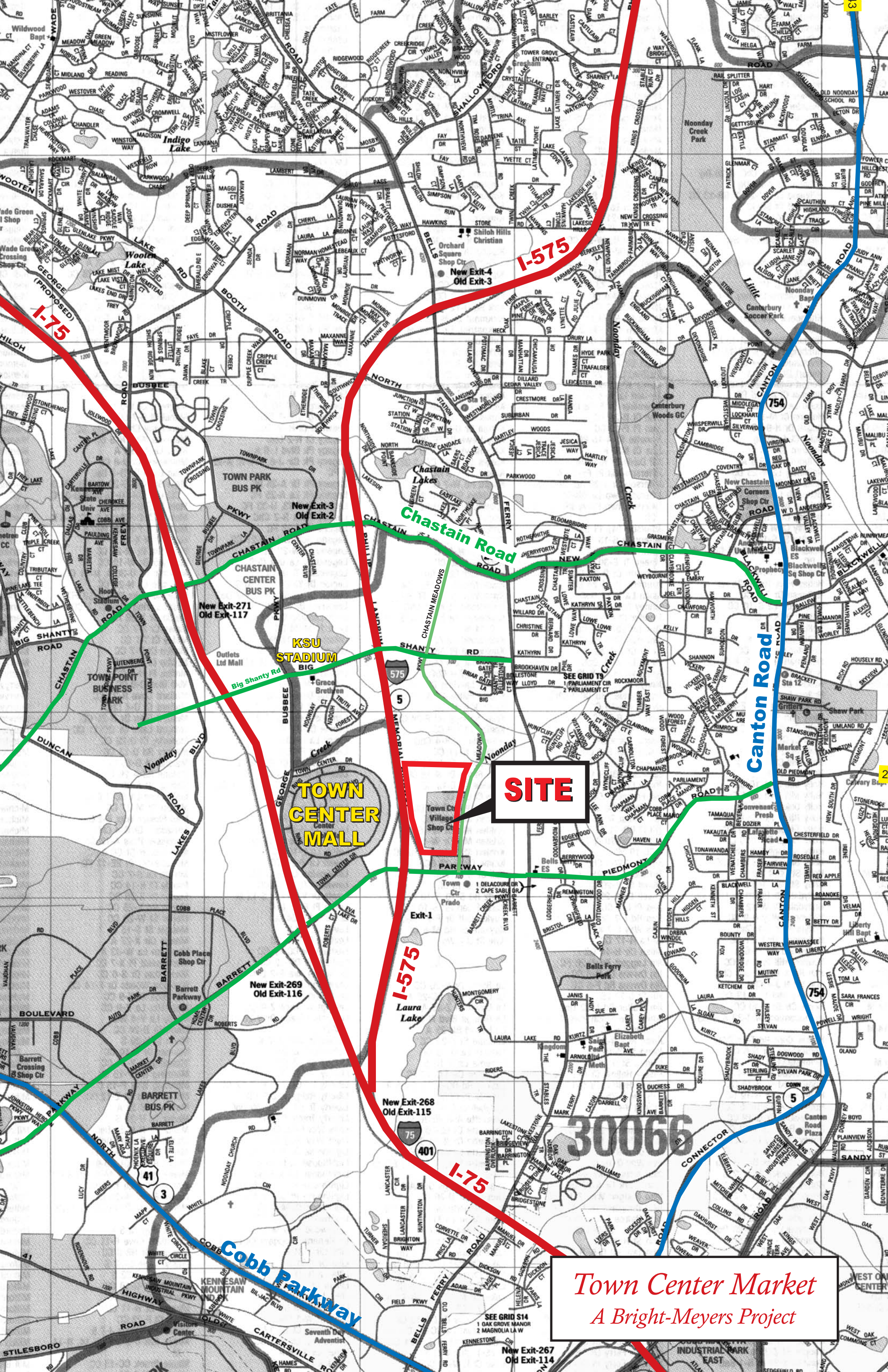
Cobb County, Georgia

- A 202,994 sf Wal-Mart SuperCenter project in a rapidly growing area of metro Atlanta.
- Retail shop space and out parcels available.
- Attractive brick and stucco shopping center.
- Don't miss this opportunity to have a presence in this amazing market!

For Leasing Information contact:
DJ Hammond 404-252-1499

A Bright-Meyers Development Project

The Fletcher Bright Company
Meyers Brothers Properties, LLC



SITE

TOWN CENTER MALL

KSU STADIUM

*Town Center Market
A Bright-Meyers Project*

30066

New Exit-267
Old Exit-114

New Exit-268
Old Exit-115

New Exit-269
Old Exit-116

New Exit-271
Old Exit-117

New Exit-3
Old Exit-2

I-575

I-75

I-575

I-75

Canton Road

Chastain Road

Big Shanty Rd

Cobb Parkway

754

575

5

75

401

41

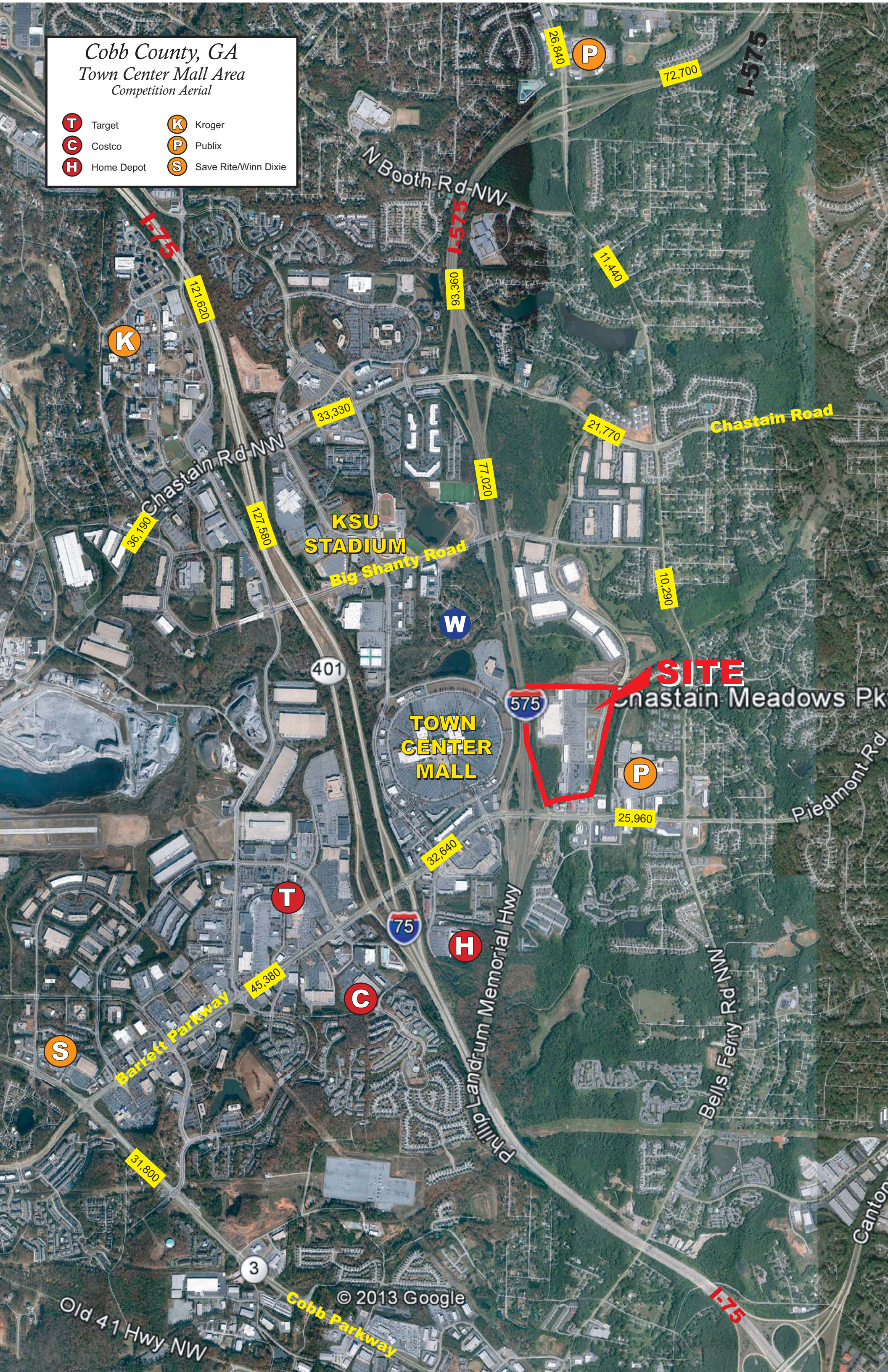
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2

3

Cobb County, GA
Town Center Mall Area
Competition Aerial

- | | |
|---------------------|-------------------------------|
| T Target | K Kroger |
| C Costco | P Publix |
| H Home Depot | S Save Rite/Winn Dixie |

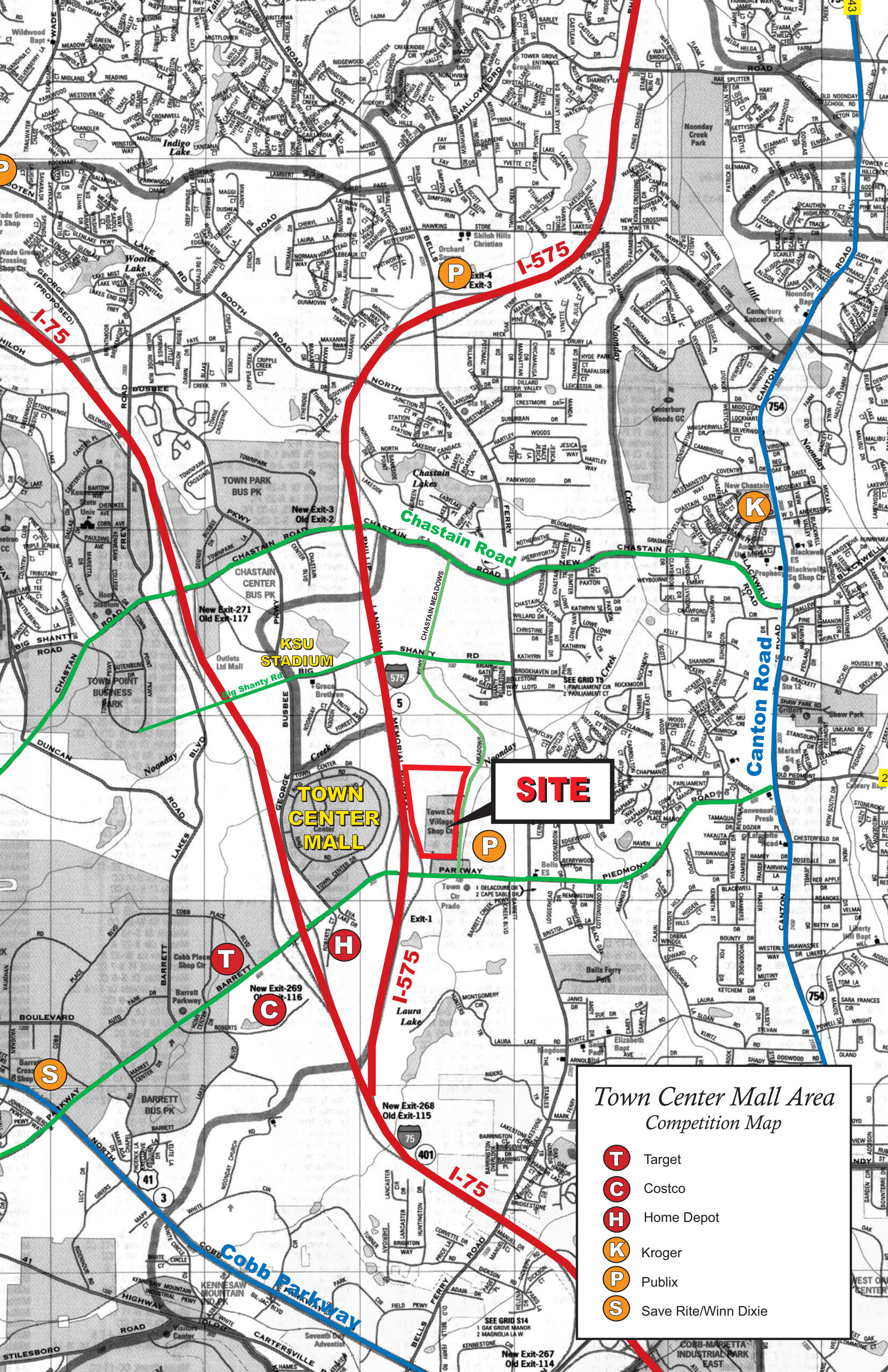




**KENNESAW, GA
SITE AERIAL**

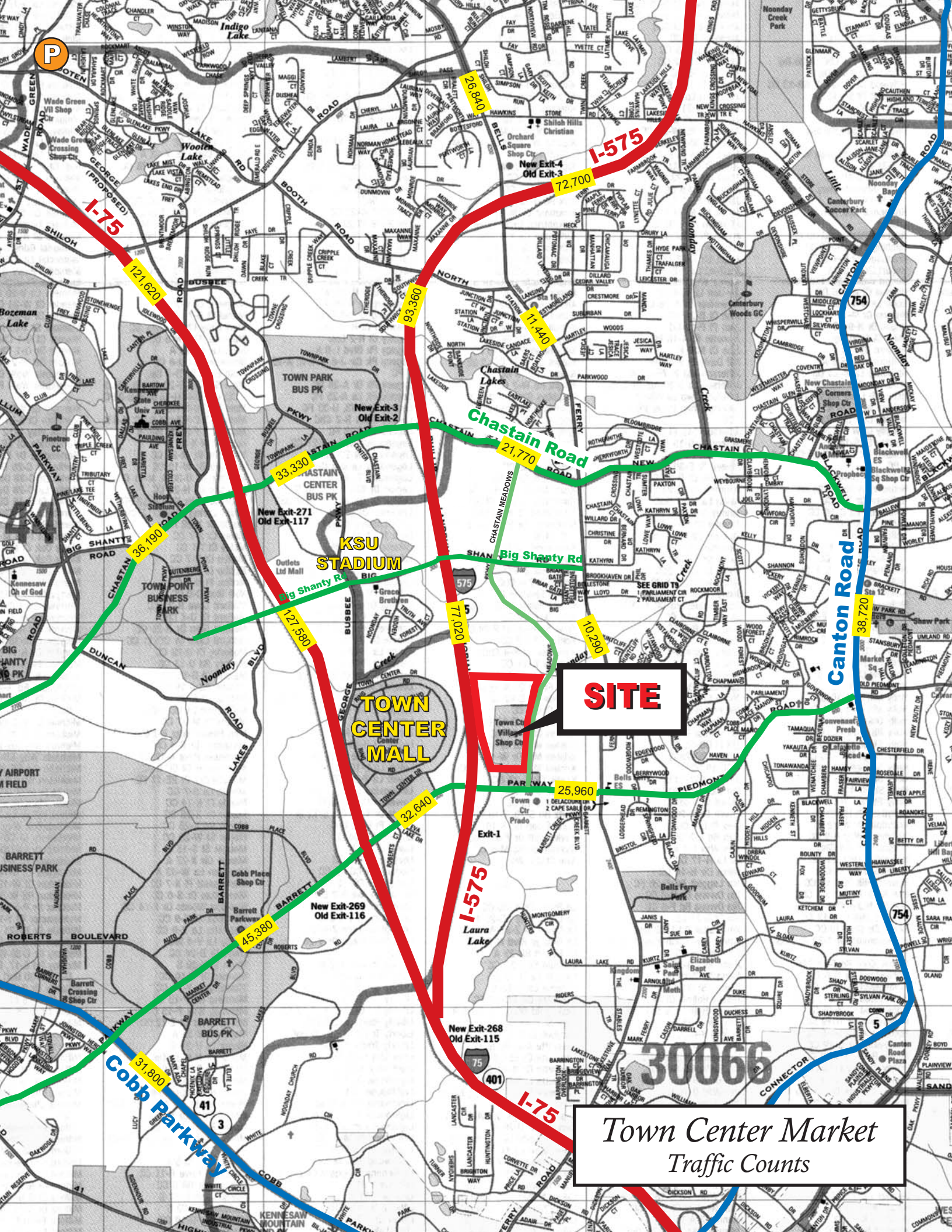
Wal-Mart
Kennesaw, GA

6-20-05



*Town Center Mall Area
Competition Map*

- T** Target
- C** Costco
- H** Home Depot
- K** Kroger
- P** Publix
- S** Save Rite/Winn Dixie



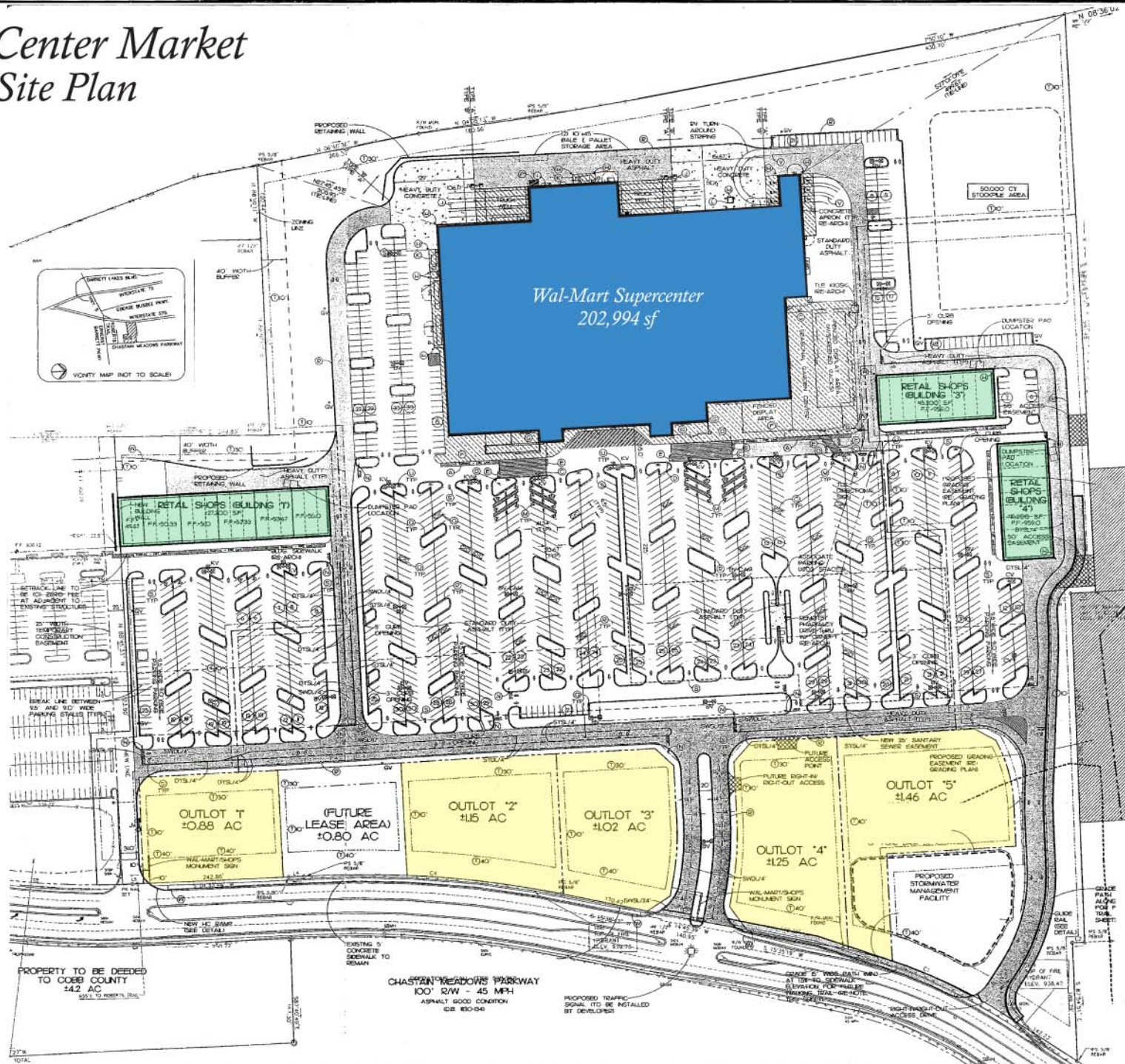
SITE

*Town Center Market
Traffic Counts*

KENNESAW DEMOGRAPHICS

	3 MI RING	5 MI RING	10 MI RING
2012 Population	53,825	170,160	622,220
2000 Population	38,234	139,932	532,670
00-12 % Population Change	40%	21.5%	16.8%
2012 Households	21,138	64,485	230,381
2012 Avg HH Income	\$67,563	\$77,374	\$84,257

Town Center Market Project Site Plan



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
 Engineers & Architects
 300 West Peachtree Avenue
 Atlanta, Georgia 30303
 Phone: 404-525-2979
 Fax: 404-525-6100

WAL-MART RETAIL SHOPPING CENTER
KENNESAW, GEORGIA
 BRIGHT MEYERS KENNESAW ASSOCIATES, LP
 3000 W. ATLANTA ROAD, BUILDING 2, SUITE 30
 ATLANTA, GEORGIA 30342
 PHONE: (404) 257-4779

DRAWN	
CHECKED	
DATE	
SCALE	3/32" = 1' - 0"
SCALE	1" = 50'
DWG. NO.	0309
DRAWING	

5

OF 28 SHEETS

Town Center Mall Area

Cobb County, Georgia

Cobb County is a vibrant community in the northwest part of metro Atlanta. Marietta is the county seat; other municipalities are Acworth, Austell, Kennesaw, Smyrna and Powder Springs.

Cobb's population is 709,110.* Careful planning has built a solid infrastructure. Cobb Community Transit (CCT) operates a bus system, and major road improvements are underway.

College-educated residents make up almost 42 percent* of the population. 7 Colleges and universities serve the area along with numerous private schools and two top-ranked public school systems.

Cobb has a median household income of \$66,187.*

A major center for commerce, Cobb has 22.1 million square feet of developed office space, more than 20 million square feet of retail space and more than 38.7 million square feet of industrial space. Close to 1 million square feet of additional commercial space is in development.

Cobb County is home to 350 international firms; many have their U.S. headquarters located in Cobb.

Most jobs are in the service industry with retail and manufacturing close behind. The county's largest single employer is Home Depot with 20,000 employees. Cobb County Schools is second with 15,240 employees.

Examples of recent economic acceleration in Cobb are dramatic small business growth, the success of regional and local shopping districts and quality industrial-business parks that serve firms looking for interstate highway and airport access.

The Cobb Galleria Centre, along with more than 12,000 hotel rooms, welcomes conventions, trade shows and business meetings. Fine restaurants, quality shopping areas and historic attractions, Six Flags and White Water theme parks, as well as the new Cobb Energy Performing Arts Centre, lure vacationers and travelers year round.

Two major daily newspapers, the Marietta Daily Journal and The Atlanta Journal-Constitution, serve the area along with numerous other community and business publications.

The Cobb Chamber of Commerce works to maintain a healthy economy throughout Cobb County.

** Note: Demographic figures are based on 2009 estimates.*

***Cobb County Demographic Overview
(2008 Estimates)***

Population	679,076
Median Age	36.09 years
Race	
White	64.55%
African American	23.13%
Hispanic	11.74%
Asian	4.06%
American Indian & Alaska Native	0.35%
Other	5.28%
Total Households	257,019
Total Household Units	274,790
Median Household Income	\$82,406
Per Capita Income	\$30,786
Total Employment (May 2003)	333,542
Unemployment Rate (May 2003)	9.3%

***Fortune 500 Companies with National/International
Headquarters in Cobb County***

Coca-Cola Enterprises	Genuine Parts (NAPA)	The Home Depot
2500 Windy Ridge Parkway Atlanta, GA 30339 770-989-3000 www.cokecce.com 1,338 Employees	2999 Circle 75 Parkway Atlanta, GA 30339 770-953-1700 www.genpt.com 1,553 Employees	2455 Paces Ferry Road Atlanta, GA 30339 770-433-8211 www.homedepot.com 6,400 Corporate employees

Source: Fortune magazine, Coca-Cola Enterprises, Genuine Parts, and The Home Depot

Business Profile

Businesses Licensed in Cobb County	44,282
Total Retail Sales for 2008	\$13.8 billion

Industry Breakdown

Industry	# of Businesses	Average Employees
Agriculture, Forestry, & Fishing	23	91
Mining	6	148
Construction	2,112	24,258
Manufacturing	687	15,018
Wholesale Trade	2,179	25,769
Retail Trade	2,112	38,657
Transportation & Warehousing	350	6,441
Utilities	13	1,052
Information	393	10,736
Finance & Insurance	1,243	13,428
Real Estate & Rental & Leasing	856	6,215
Professional, Scientific/Tech Services	3,137	24,136
Management: Companies/Enterprises	103	12,024
Administrative & Waste Services	1,251	25,436
Educational Services	176	2,242
Health Care & Social Services	1,220	23,279
Arts, Entertainment & Recreation	233	4,032
Accommodation & Food Services	1,180	25,836
Other Services (Except Government)	1,451	8,394
Unclassified	572	1,232
Federal Government	31	2,695
State Government	45	4,040
Local Government	195	23,263

Source: Georgia Department of Labor, Third Quarter 2002

2010 Top 10 Employers in Cobb County

Company	Number of Employees
The Home Depot	20,000
Cobb County Public Schools	15,420
Wellstar Health System	9,253
Lockheed Martin Aeronautics Company	7,028
Cobb County Government	5,252
Kennesaw State University**	3,107
Publix Super Markets, Inc.	2,881
Six Flags Over Georgia**	2,876
Wal-Mart	2,750
The Kroger Company	1,996

*Includes full-time, part-time and student assistants.

**Peak Season Employee Count. Full-time, year-round employment is 138.

SOURCE: Cobb Chamber of Commerce Economic Development Research, January 2010