

Date:

09.17.25

Prepared For:

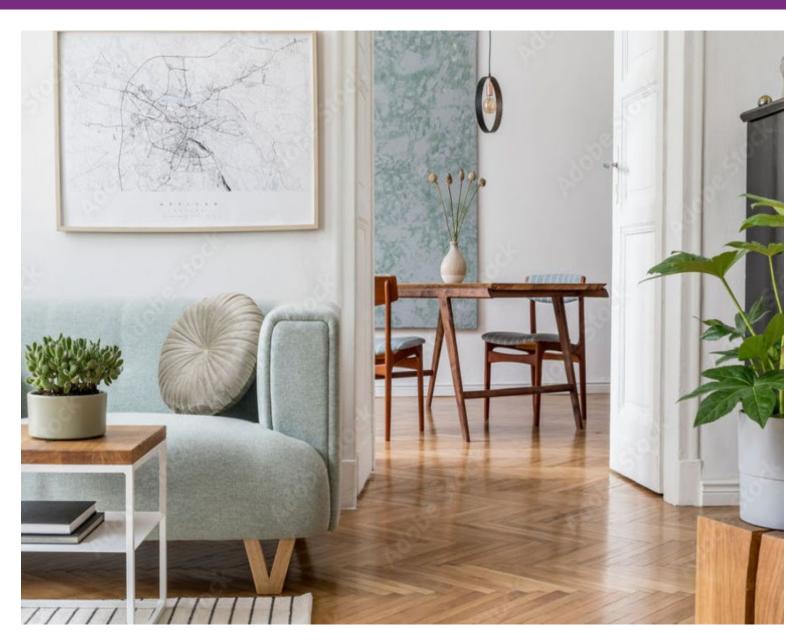
Wayfair

Prepared By:

Westmoreland Company Retail Leasing Advisors









Tour Schedule: Date (Not Scheduled)

Time	City	Corridors
TOURING		
	Pick-Up	
	Alpharetta	North Point & Avalon
	Buford	Mall of Georgia



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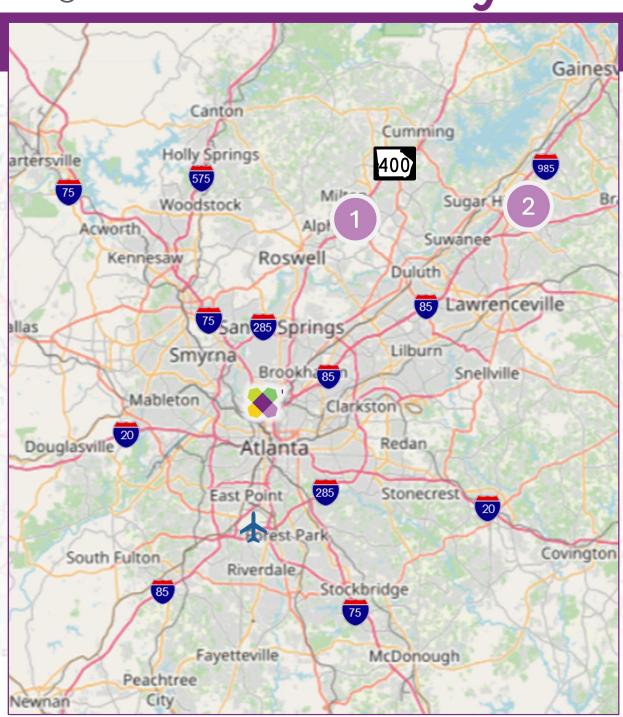
2. Buford

A. Mall of Georgia



Map Overview

City	Corridors
EXISTING	
Atlanta	The District at Howell Mill
TOURING	
1. Alpharetta	North Point & Avalon
2. Buford	Mall of Georgia

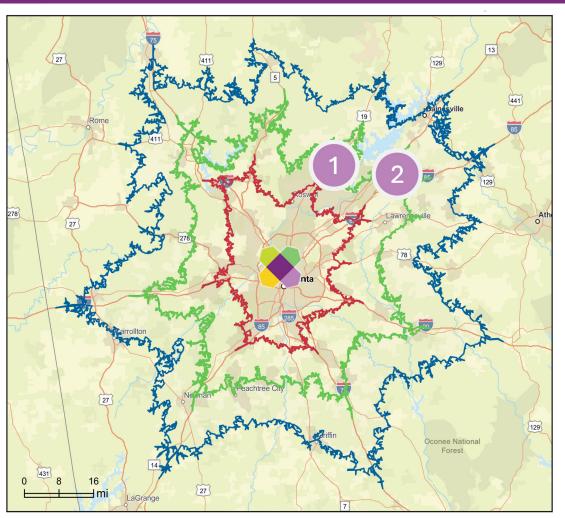






Atlanta – Howell Mill

A. The District at Howell Mill



No.	
	Q 75
ite St NW	



Address	1801 Howell Mill Rd NW, Atlanta, Georgia, 30318
Landlord	RPC
Anchors	Wal-Mart, TJ-Maxx, HomeGoods, ULTA, PetSmart, Rack Room, Office Depot
Delivery	1 st WAYFAIR Location
Size	150,000 +/- SF
Prior Use	Wal-Mart (current)
Traffic Counts	I-75 231,000 Howell Mill Road 47,800 (AADT)
Lat Long	33.80328 -84.41193

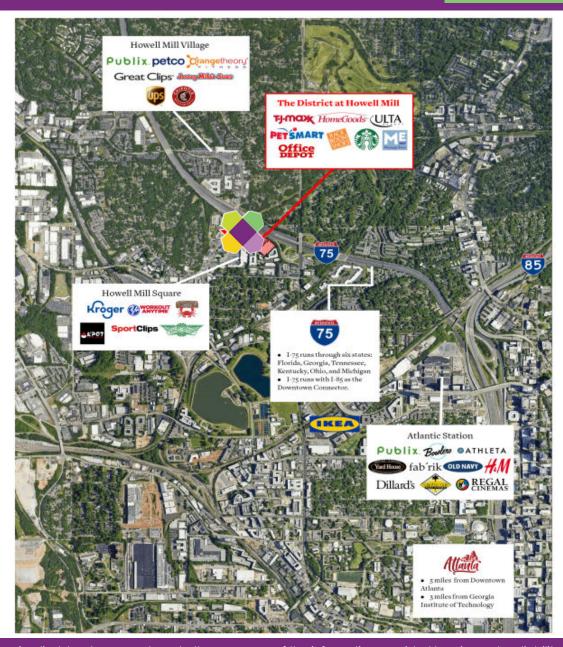
Drive Time	30 Min	45 Min	60 Min
Population	2,278,135	4,723,311	6,241,700
Population Growth (5 yrs)	0.44%	0.63%	0.87%
Daytime Population	2,826,083	5,057,950	6,325,352
Households	956,002	1,809,995	2,333,931
Median HH Income	\$85,790	\$91,434	\$92,719
Home Ownership	44.9%	56%	60.2%
Homes Over \$500K	40.1%	34.5%	32.1%





Atlanta – Howell Mill

A. The District at Howell Mill

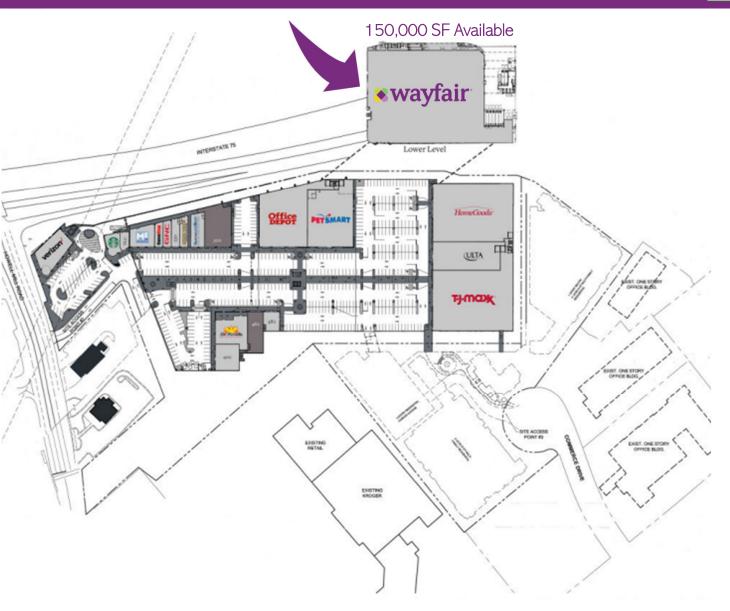






Atlanta – Howell Mill

A. The District at Howell Mill

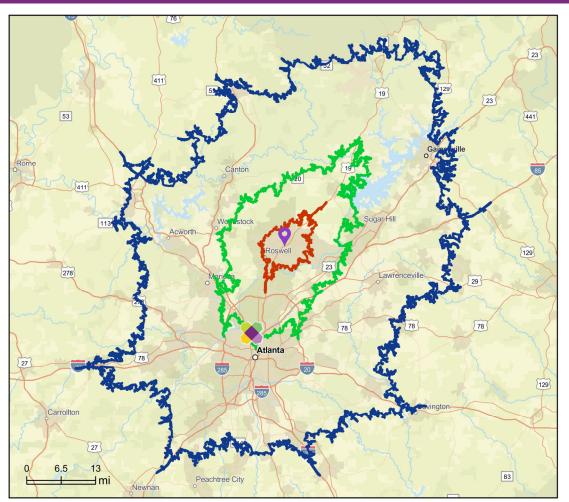


Tenant	Sf	Ste
Walmart	150,000	100
TJ Maxx	33,188	200
Ulta	12,210	240
Rack Room Shoes	7,083	260
HomeGoods	22,004	280
Petsmart	17,670	300
Office Depot	19,290	350
Supper Club	3,956	400
La Parrilla	5,500	420
Available	4,059	460
Nail Talk	1,922	480
Available	6,937	500
America's Best Eyecare	3,291	510
Which Wich	1,767	520
European Wax	1,651	530
GNC	1,537	540
Gamestop	1,420	550
Massage Envy	3,551	560
Extreme Teriyaki	988	610
Starbucks	1,863	630
Verizon Wireless	5,656	700



1. Alpharetta

A. North Point Mall







Address	1000 North Point Cir, Alpharetta, GA 30022	
Landlord	Trademark Property	
Anchors	Existing - Macy's, Von Maur, JC Penney, Dillards, Lego, AMC, H&M	
Delivery	Future Redevelopment	
Size	TBD	
Prior Use	Regional Mall	
Traffic Counts	GA 400 149,000 Mansell Road 14,600 (AADT)	
Lat Long	34.04884 -84.29486	

Drive Time	30 Min	45 Min	60 Min
Population	1,346,030	3,257,441	5,249,231
Population Growth (5 yrs)	0.60%	0.72%	0.78%
Daytime Population	1,655,806	3,750,426	5,478,254
Households	539,981	1,284,603	1,985,040
Median HH Income	\$553,510	\$100,059	\$93,378
Home Ownership	56.8%	53.8%	58%
Homes Over \$500K	63.7%	46.4%	36.0%



1. Alpharetta

A. North Point Mall

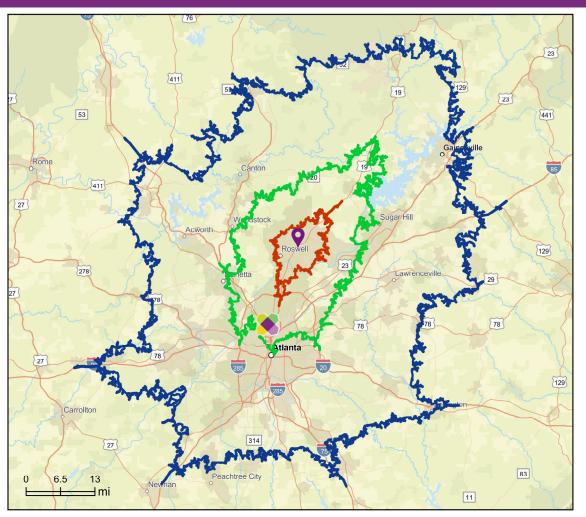
Proposed Redevelopment

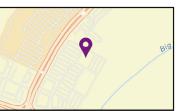




1. Alpharetta

B. Mansell Crossing





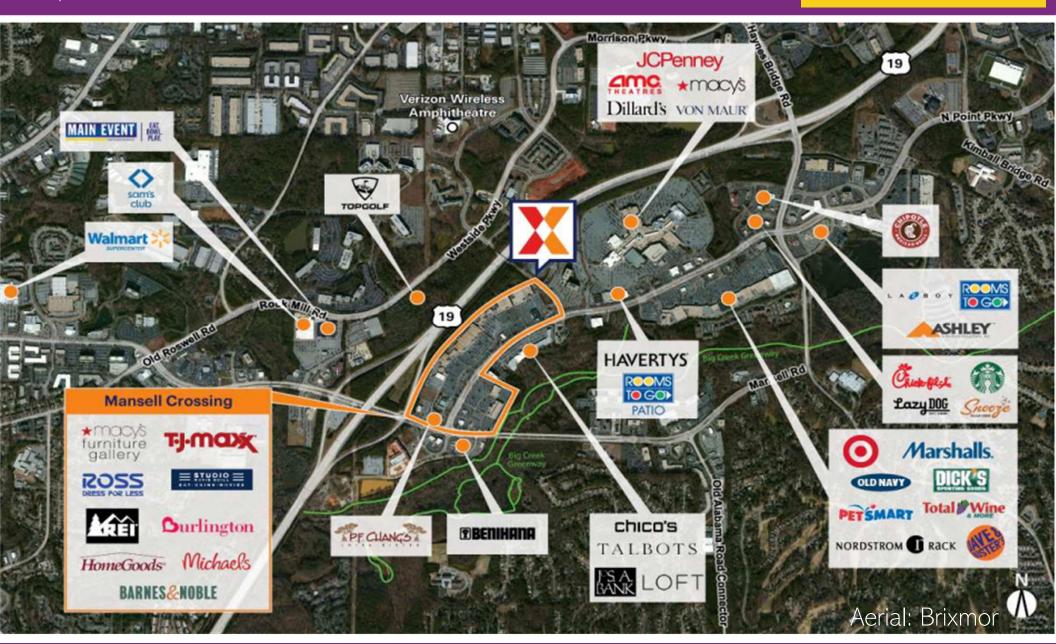


	_				
Address	7660 North Point	Parkway, Alpharett	a, GA 30022		
Landlord	Brixmor				
Anchors		loom, TJ-Maxx, REI, n Signature Furnitu			
Delivery	single digit rent. 2	Macy's expires 01/30 plus 5 year option. Pays low single digit rent. 2024 sales \$7.6m. American Signature expected to stay. Expires 10/21/28 plus 5.			
Size	65,179 ground flo	oor – possible to rai	se 2 nd floor		
Prior Use	Macy's existing				
Traffic Counts	GA 400 149,000	Mansell Road 14	+,600 (AADT)		
Lat Long	34.03997 -84.3	30361			
Drive Time	30 Min 45 Min 60 Min				
Population	953,673	2,006,811	3,479,485		
Population Growth (5 yrs)	0.39%	0.70%	0.76%		
Daytime Population	1,207,178	2,353,732	3,885,493		
Households	374,688	790,748	1,344,378		
Median HH Income	\$131.566	\$102,803			
Home Ownership	59.5%	56.6%			
Homes Over \$500K	66.9%	55.7%	45.8%		



1. Alpharetta

B. Mansell Crossing





1. Alpharetta

B. Mansell Crossing



Available Space

PAD 1	8,320 SF
PAD B	2,500 SF
PAD D	4,000 SF
1400	1,677 SF
1415	2,560 SF
1420B	1.360 SF
1430	2,400 SF
1610	3,842 SF

Current Retailers

NAP	Burlington	45,183 SF		Contacts &	
NAP01	NAP	0 SF		Eyeglasses	
NAP02	Michaels	30,000 SF	700	T.J. Maxx	29,915 SF
NAP03	Mattress Firm	0 SF	800/810	Five Below	9,004 SF
NAP04	Ross Dress for	0 SF	825	Castle Nails	4,492 SF
	Less		900	Xfinity	4,559 SF
NAP06	Wells Fargo	0 SF	1000	REI	24,382 SF
NAP07	Party City	0 SF	1200	American	41,750 SF
NAP08	Burger King	0 SF		Signature	
NAP09	AT&T	0 SF		Furniture	
NAP10	Chili's Grill & Bar	0 SF	1305	Affordable	3,683 SF
NAP11	Multi-Tenant	0 SF		Dentures &	
	Building			Implants	
NAP12	HoneyBaked Ham	0 SF	1320	Milan Laser Hair	1,454 SF
NAP13	NAP 13	0 SF		Removal	
NAP15	HomeGoods	30,000 SF	1440	Chrysalis Yoga	1,640 SF
NAP16	Studio Movie Grill	51,615 SF		and Dance Studio	
NAP17	P.F. Chang's	0 SF	1500	DSW	17,938 SF
PAD C	Cooper's Hawk	10,620 SF	1600	Hallmark	7,050 SF
	Winery &		1700	Express Burger	3,334 SF
	Restaurant			and Grill	
200	Barnes & Noble	27,600 SF	1710	Miracle-Ear	852 SF
500	IKEA	4,306 SF	1900	Macy's Furniture	65,179 SF
520	Rack Room Shoes	9,000 SF		Gallery	
600	America's Best	4.452 SF			

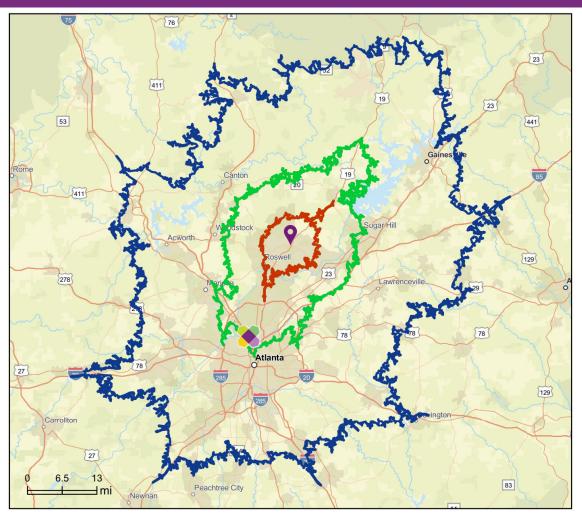


1. Alpharetta

C. Avalon

45 Min

60 Min



2200 Avalon Blvd, Alpharetta, GA 30009
NAP (North American Properties)
NAP (North American Properties)
N/A
N/A
N//A
GA 400 142,000 Old Milton Pkwy 15,400 (AADT)
34.07031 -84.27330

30 Min

Population	1,411,773	3,487,152	5,263,439
Population Growth (5 yr)	0.68%	0.73%	0.79%
Daytime Population	1,725,498	3,946,759	5,491,111
Households	565,451	1,366,399	1,989,269
Median HH Income	\$120,353	\$98,681	\$93,339
Home Ownership	56.6%	54.2%	58.1%
Homes Over \$500K	62.1%	44.9%	35.9%

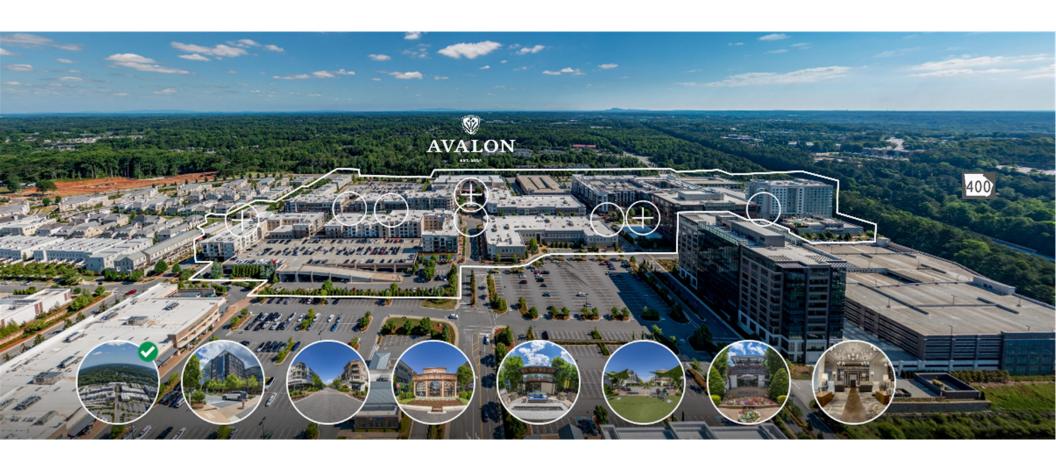




Drive Time



1. Alpharetta C. Avalon

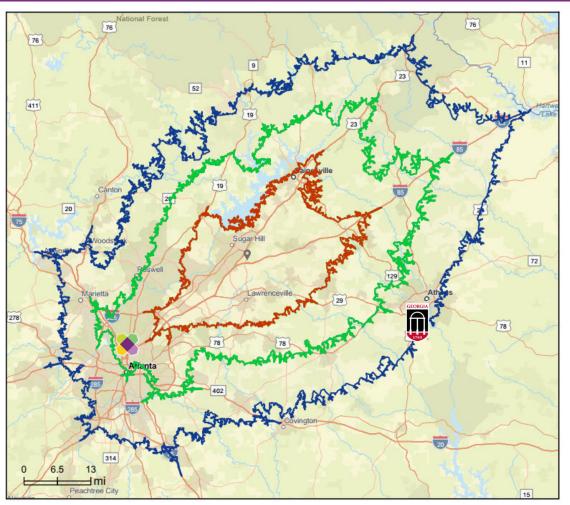


2.3 million SF | 86-Acres | 570,000 SF Retail | 9.1 million Annual Visitors



2. Buford

A. Mall of Georgia







Address	3333 Buford Drive, Buford, GA 30519				
Landlord	Simon Property Group				
Anchors	Von Maur, Macy's, Dillard's, Belk, JC Penney, Haverty's Furniture, Barnes & Noble, Dick's Sporting Goods, Regal Cinemas 20 screen				
Delivery					
Size					
Prior Use					
Traffic Counts	51,900 Buford Dri	51,900 Buford Drive 96,800 I-85 N (AADT)			
Lat Long	34.06296 -83.98561				
Drive Time	30 Min	45 Min	60 Min		
Drive Time Population	30 Min 1,172,214	45 Min 2,288,391	60 Min 4,488,437		
Population Population	1,172,214	2,288,391	4,488,437		
Population Population Growth (5 yrs) Daytime	1,172,214	2,288,391	4,488,437 0.81%		
Population Population Growth (5 yrs) Daytime Population	1,172,214 1.16% 1,163,878	2,288,391 0.96% 3,291,312	4,488,437 0.81% 5,121,823		

40.9%

36.5%

Ownership

\$500K

Homes Over

32.1%



2. Buford

A. Mall of Georgia





2. Buford

A. Mall of Georgia

