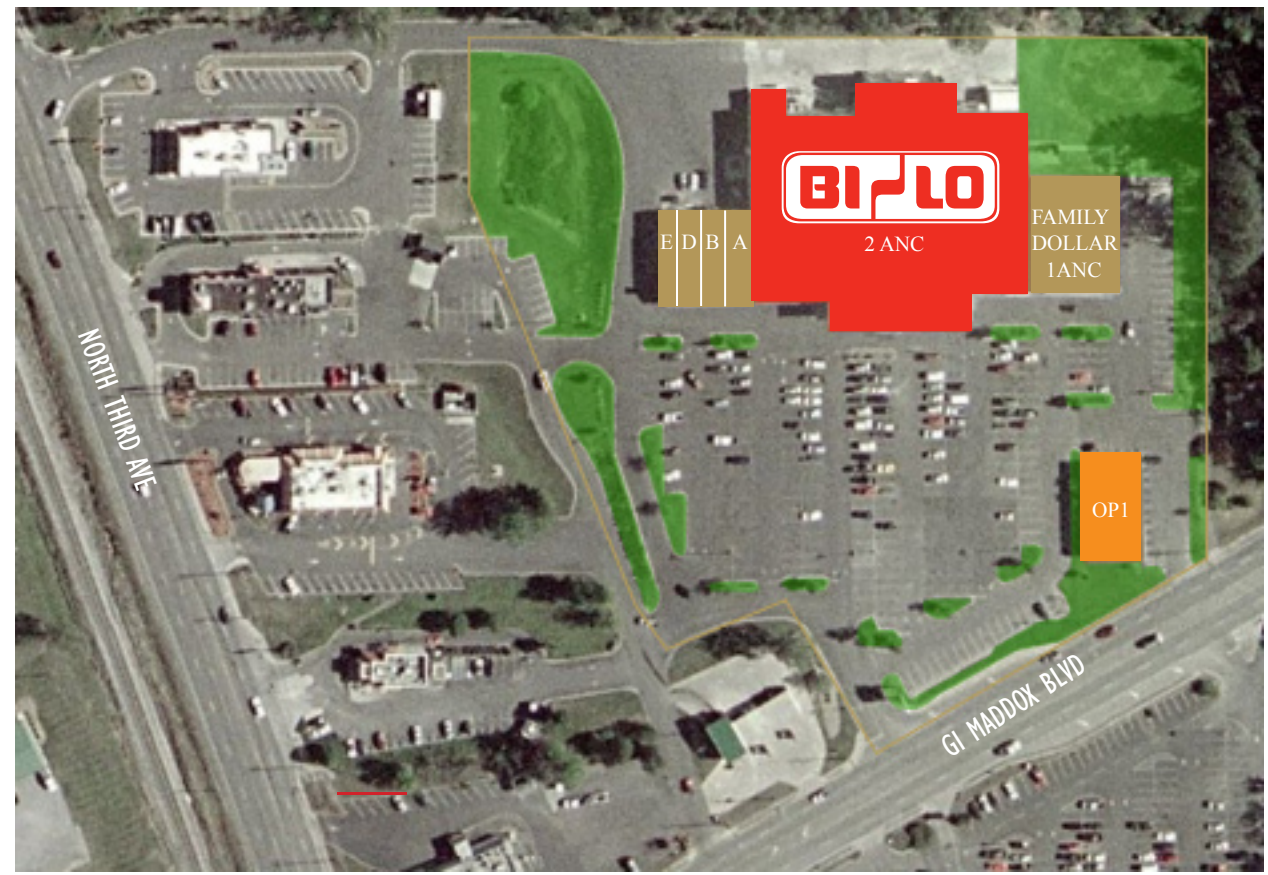


CHATSWORTH SHOPPING CENTER

SPACE	TENANT	SF
IANC	FAMILY DOLLAR	8,000
2ANC	BI-LO	42,104
A	CELLULAR COMMUNICATIONS	1,382
B	CHINA WOK	1,400
D	DELTA NAILS	1,400
E	RICE REHABILITATION	1,400
OP1	VACANT	4,000
TOTAL		59,686



706.327.4774 TEL
706.327.4413 FAX
www.vrei.net

LEASING AGENT: ALLEN GORDON
 706.604.4660 * AGORDON@VREI.NET
 PROPERTY MANAGER: GEORGE SINGER
 GSINGER@VREI.NET


VICTORY
 REAL ESTATE INVESTMENTS
 240 BROOKSTONE CENTRE PARKWAY
 COLUMBUS, GA 31904

COMMUNITY CENTER

502 - 504 GI MADDOX PARKWAY
 CHATSWORTH, GA
 (SOUTHWEST CORNER OF NORTH THIRD AVE
 & GI MADDOX PKWY)

MURRAY COUNTY

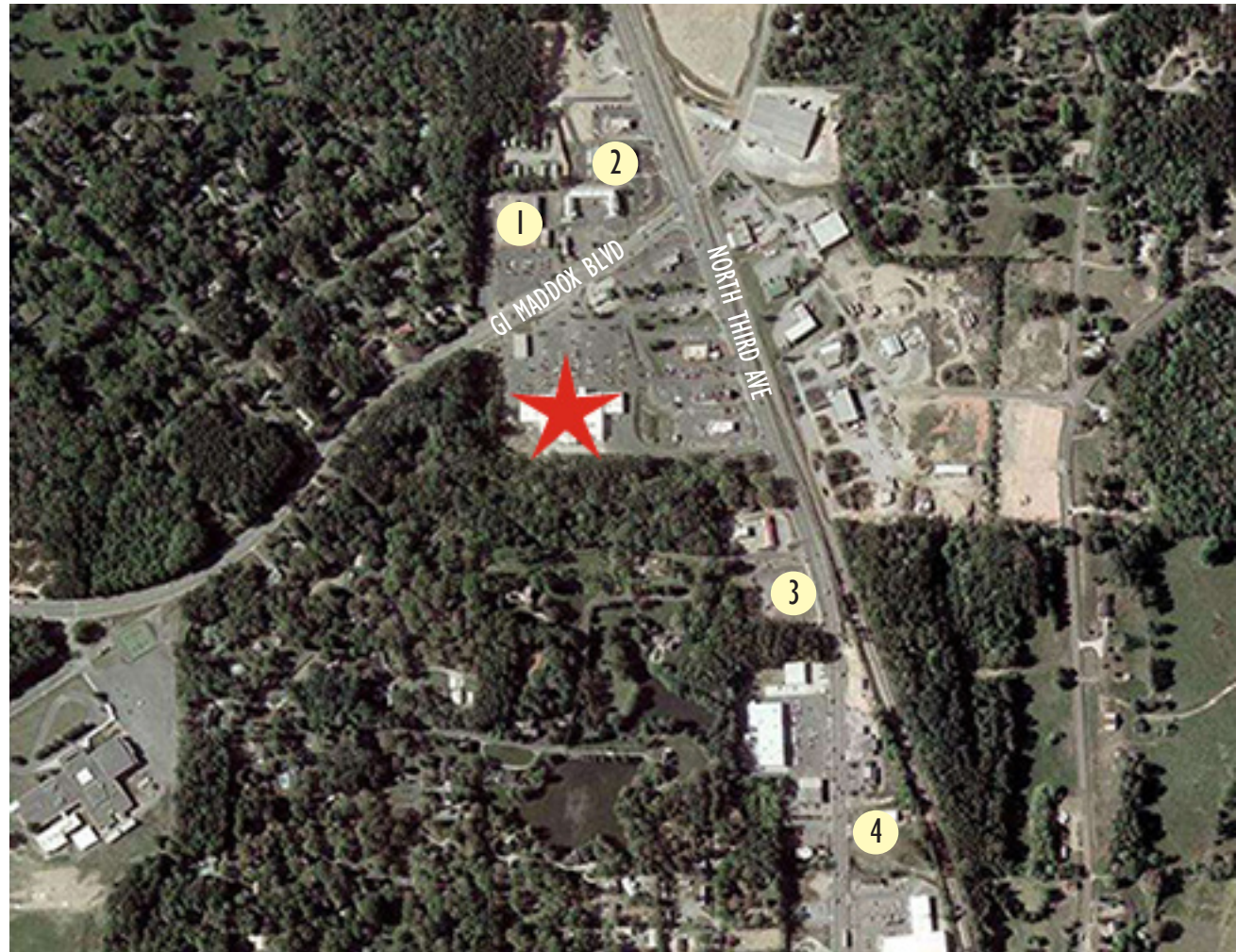
CENTER SIZE: 59,686
 TOTAL STORES: 7
 TRAFFIC COUNT: 14,500 CARS/DAY


ANCHOR STORES: BI-LO, FAMILY DOLLAR

DEMOGRAPHICS

THREE MILE
 POPULATION: 10,665
 AVG. HOUSEHOLDS: 3,992
 AVERAGE INCOME: \$49,219
 AVERAGE AGE: 36

FIVE MILE
 POPULATION: 23,337
 AVERAGE HOUSEHOLDS: 7,865
 AVERAGE INCOME: \$51,494
 AVERAGE AGE: 35



	CHATSWORTH SHOPPING CENTER	1	FOOD LION, CINGULAR WIRELESS, MOVIE GALLERY
		2	WALGREENS
		3	ZAXBY'S
		4	RADIO SHACK