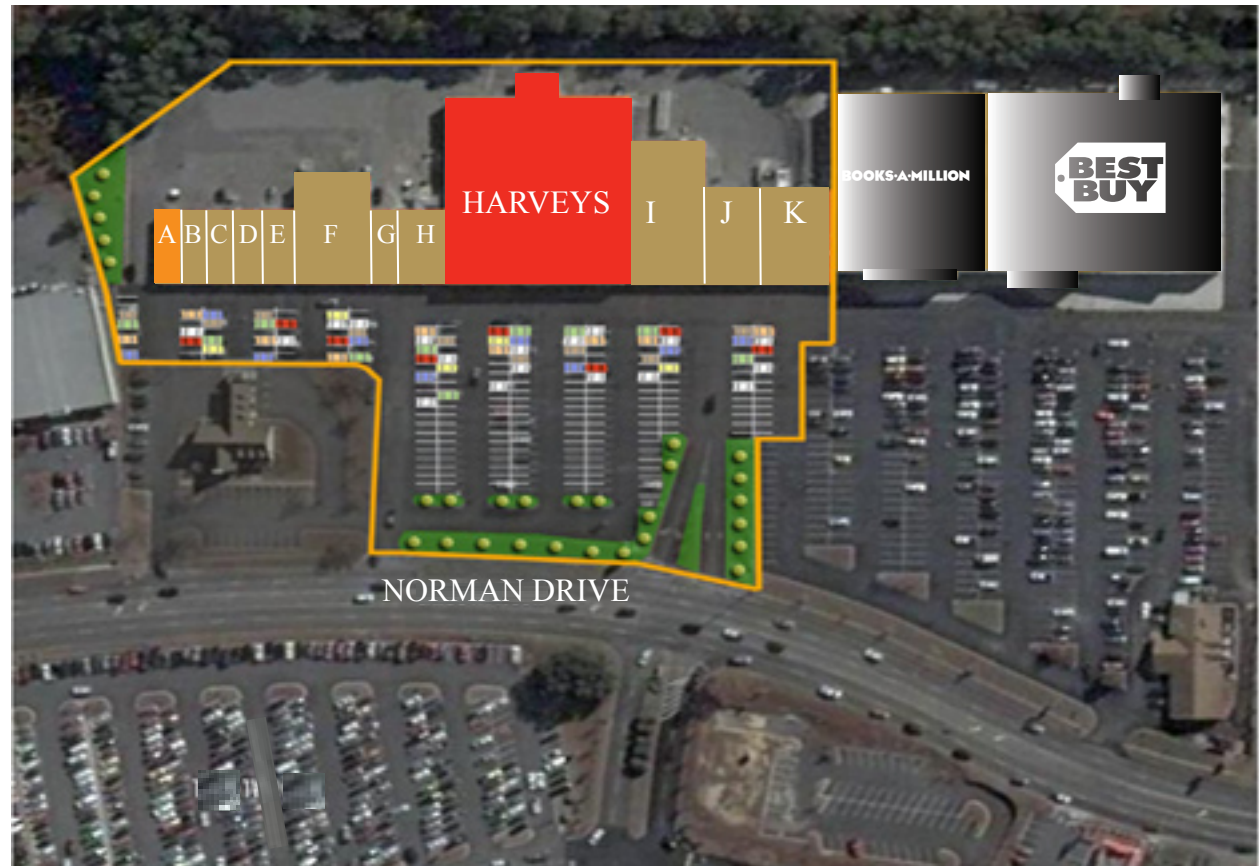


PROMENADE PLAZA

SPACE #	TENANT	SF
IANC	HARVEYS	25,000
A	VACANT	1,200
B	BOOK RACK	1,200
C	WORLD FINANCE CORP.	1,200
D	GOOD KHARMA	1,200
E	PERFORMANCE MARTIAL ARTS ACADEMY	2,400
F	CICI'S PIZZA	5,400
G	ANGEL NAILS	900
H	BEIJING CAFE	3,600
I	Titletown Health and Fitness	11,370
J	MORI JAPANESE	4,200
K	CALIFORNIA SUN	2,800
TOTAL		60,470



706.327.4774 TEL
706.327.4413 FAX
www.vrei.net

LEASING AGENT: ALLEN GORDON
706.604.4660 * AGORDON@VREI.NET
PROPERTY MANAGER: ROBERTA McCARDLE
RMCCARDLE@VREI.NET

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

COMMUNITY CENTER

1707 - 1729 NORMAN DRIVE
 VALDOSTA GA
 (NORTHEAST CORNER OF NORMAN DR
 & NORTH ST. AUGUSTINE RD)

LOWNDES COUNTY

CENTER SIZE: 60,470
 TOTAL STORES: 12
 TRAFFIC COUNT: 18,550 CARS/DAY

ANCHOR STORES: HARVEYS, BEST BUY*,
 BOOKS-A-MILLION*
*SHADOW ANCHORED

DEMOGRAPHICS

THREE MILE

POPULATION: 32,575
 AVG. HOUSEHOLDS: 12,236
 AVERAGE INCOME: \$48,972
 AVERAGE AGE: 32

FIVE MILE

POPULATION: 54,915
 AVERAGE HOUSEHOLDS: 20,327
 AVERAGE INCOME: \$47,157
 AVERAGE AGE: 32



★	PROMENADE PLAZA	4	HOBBY LOBBY, GOODY'S
1	VALDOSTA MALL - SEARS, BELK, J.C. PENNY	5	TARGET
2	T.J. MAXX, TOYS-R-US, MICHAELS	6	HOME DEPOT
3	LOWE'S	7	PUBLIX