

River Square

SPACE	TENANT	SF
IANC	WINN DIXIE	44,000
A	CITY GEAR	6,000
B	CVS	8,470
C	LITTLE CAESAR'S PIZZA	1,400
D	TAX ONE	1,400
E	RENT-A-CENTER	2,800
F	VACANT	4,200
G	WING TIME	1,200
H	CATO	5,600
OPI	BANK OF AMERICA	
TOTAL		75,070



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

COMMUNITY CENTER

1627 SOUTH LUMPKIN ROAD
 COLUMBUS, GA
 (SOUTHWEST CORNER OF LUMPKIN RD
 & US HIGHWAY 280)

MUSCOGEE COUNTY

CENTER SIZE: 75,070
 TOTAL STORES: 8
 TRAFFIC COUNT: 31,100 CARS/DAY

ANCHOR STORES: WINN DIXIE, CVS

DEMOGRAPHICS

THREE MILE
 POPULATION: 45,410
 AVG. HOUSEHOLDS: 17,226
 AVERAGE INCOME: \$38,134
 AVERAGE AGE: 31

FIVE MILE
 POPULATION: 99,786
 AVERAGE HOUSEHOLDS: 38,213
 AVERAGE INCOME: \$41,543
 AVERAGE AGE: 33



★	RIVER SQUARE	1	SONIC
		2	KRYSTAL
		3	TACO BELL
		4	McDONALD'S