

THE SHOPS

of Brookleigh

convenient

thriving



upscale

ATLANTA ♦ GEORGIA

DEVELOPMENT HIGHLIGHTS

- * Brookleigh, Atlanta's newest 53-acre, mixed-use community, is strategically located at the intersection of Ashford Dunwoody and Johnson Ferry Roads near Brookhaven.
- * Nearly eight acres are dedicated to 66,400 square feet of upscale retail and restaurants, bringing much needed shopping and dining choices to this affluent district.
- * Brookleigh's residential offerings include: 338 luxury apartments, 268 senior residences, 182 homes and 54 flats, some of which are situated above shops and restaurants.
- * The grand opening is scheduled for Fall 2009.

MADISON RETAIL, LLC

Madison *specializes* in mixed-use and traditional retail development throughout the Southeast. Our company focuses on developing projects that offer communities a central place for *luxury* living, *unique* shopping and *tasteful* dining through the seamless integration of residential with retail.

Comprised of a *strong team* of development experts from retail, multi-family residential and mixed-use backgrounds, Madison possesses extensive experience in all disciplines of real estate development. Founded in 2003, we are the retail and mixed-use division of a confederation of companies that each focus on a *specific* component of commercial development.

Our *experienced decision* makers have the ability to move quickly and the financial resources to close deals promptly. Madison anticipates the needs of each market served and appropriately combines unique retail with luxury living. We blend luxury, uniqueness and convenience to create *perfect communities* in thriving markets.

strategically located



THE SHOPS OF BROOKLEIGH

Situated in the master-planned Brookleigh community, The Shops of Brookleigh is a *quaint village* featuring unique shops and restaurants with flats above.

The traditional southern style architecture, combined with *functional design* and quality finishes create a *comfortable social ambiance* within this neighborhood district.

The Shops of Brookleigh offers a delicate balance of *regional and local shops* and *services* to create the perfect shopping destination. Popular restaurants serve-up the area's *best cuisine* offering a flair of the unexpected to a captive audience of residents and visitors alike. *Convenient* ingress to and egress from the *community* encourages repeat visits by residents of nearby Brookhaven.

luxury



MARKET OVERVIEW

The Brookhaven community of Atlanta enjoys *favorable* demographics with its *affluent* residents. Ideally situated at the intersection of Ashford Dunwoody and Johnson Ferry Roads, retail shops and restaurants have unprecedented access to the area's most desirable consumers while providing *convenient access* to goods and services for employees of nearby hospitals, universities and businesses.

Marist, Atlanta's *premier* Catholic college preparatory school, is located within one mile of Brookleigh. Blackburn Park, one of DeKalb County's most visited *parks*, is adjacent to the development bringing thousands of families directly to the Brookleigh community.

Brookhaven's *population* is expected to *increase* by approximately 2% within five miles of The Shops of Brookleigh over the next five years. An influx of emerging businesses and residents, combined with a *prime location*, ensures *success* for The Shops of Brookleigh.

affluent

RESIDENTIAL POPULATION - 2007

1 Mile	7,870
3 Mile	98,453
5 Mile	266,953

HOUSEHOLDS - 2007

1 Mile	3,617
3 Mile	40,492
5 Mile	114,304

AVG. HH INCOME - 2007

1 Mile	\$107,917
3 Mile	\$113,598
5 Mile	\$121,595

DAYTIME POPULATION - 2007

1 Mile	2,265
3 Mile	91,983
5 Mile	231,450

TRAFFIC COUNTS - 2007

Ashford Dunwoody Road	
North of intersection	19,600
South of intersection	11,430
Johnson Ferry Road	
East of intersection	10,950
West of intersection	36,040

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