



unique

quality

prosperous



KENNESAW ✦ GEORGIA

## DEVELOPMENT HIGHLIGHTS

- \* *Madison Place at Chastain is located at the intersection of George Busbee Parkway and Chastain Road, the major six-lane artery that connects Interstate 75 and 575.*
- \* *The development includes a bank, four outparcels and two retail shop buildings containing 25,000 square feet and 7,760 square feet respectively.*
- \* *Retailers include Starbucks, Chilito's, Firehouse Subs, Zucca Italian, Marlow's Tavern, Ageless Remedies, Chiro Plus, Sprint/Nextel, Froots, Natural Nails, California Dreaming, Massage Envy, Portfolio Salon and American Southern Bank.*

## MADISON RETAIL, LLC

We *specialize* 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, we possess 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 where 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 - we anticipate the needs of each market we serve and appropriately combine unique retail with luxury living. We bring you to the place where luxury, uniqueness and convenience blend for the *perfect shopping experience* in a market near you.

# strategically located



## MADISON PLACE AT CHASTAIN

Madison Place at Chastain is well situated in the Kennesaw/Town Center area of Cobb County, one of the *fastest growing counties* in the nation. This area is

known as a *regional activity center* for most of the northwestern part of the county, as well as Marietta, Kennesaw and southern Cherokee County due to its proximity to I-75 and I-575.

The region *attracts* many commuters to *the shopping/entertainment venues*, residential neighborhoods and office complexes.

*In addition* to the existing traffic light located at Chastain Road and George Busbee Parkway, a new signalized intersection has been added on Chastain Road that provides easy access to the development. *George Busbee Parkway* is a north-south connector road used to access Town Center at Cobb, one of Atlanta's *top performing* regional malls and Kennesaw State University.



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## MARKET OVERVIEW

The area north of downtown between I-75 and I-85, anchored by Georgia 400 and the Chattahoochee River is known as the "*favored quarter*" where nearly 80% of the region's top job growth has occurred. Kennesaw, located in Cobb County, is an area that will *create* more jobs during the next 20 years than any other part of the Atlanta Region.

Kennesaw's population *growth* is intense with a growth rate of 325% in the last 20 years. The Kennesaw/Town Center area is comprised of 3.7 million square feet of office space in the Northwest/I-75 submarket. TownPark, a 243-acre *master planned* business park, is located across the street from Madison Place at Chastain. There is a *significant daytime population* of nearly 38,000 people employed by approximately 3,000 businesses within three miles of the property.

Kennesaw State University is located less than 1/4 mile from the project. Current enrollment exceeds 18,000 students and 550 full-time faculty which are both projected to *double in the next five years*. The university is currently constructing *additional* facilities to accommodate its growing student population.

### POPULATION - 2007

1 Mile	5,913
3 Mile	60,259
5 Mile	160,450

### HOUSEHOLDS - 2007

1 Mile	2,761
3 Mile	23,113
5 Mile	58,289

### AVG. HH INCOME - 2007

1 Mile	\$80,387
3 Mile	\$95,024
5 Mile	\$96,594

### TOTAL DAYTIME POPULATION - 2007

1 Mile	4,083
3 Mile	37,935
5 Mile	76,770

### TRAFFIC COUNTS - 2006

I-75	
North of the intersection	137,650
South of the intersection	144,561

Chastain Road	
East of the intersection	38,339
West of the intersection	25,000

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