

Riverview Village



style

quality

convenience

ATLANTA ❖ GEORGIA

PROPERTY HIGHLIGHTS

- * In the Spring of 2005, a \$2 million exterior renovation was completed on this 90,000 square foot neighborhood center that includes a new pedestrian-friendly streetscape and a beautiful water fountain that compliments the existing Vinings village charm.
- * Riverview Village is located on the north side of Atlanta near the intersection of I-75 and I-285 on Highway 41 (Cobb Parkway) at Paces Mill Road. Interstates 75 and 285 carry over 764,000 cars daily, making it among the most heavily traveled highways in Atlanta.
- * Historic Vinings has been a favorite social spot for Atlantans since the early 1900's.

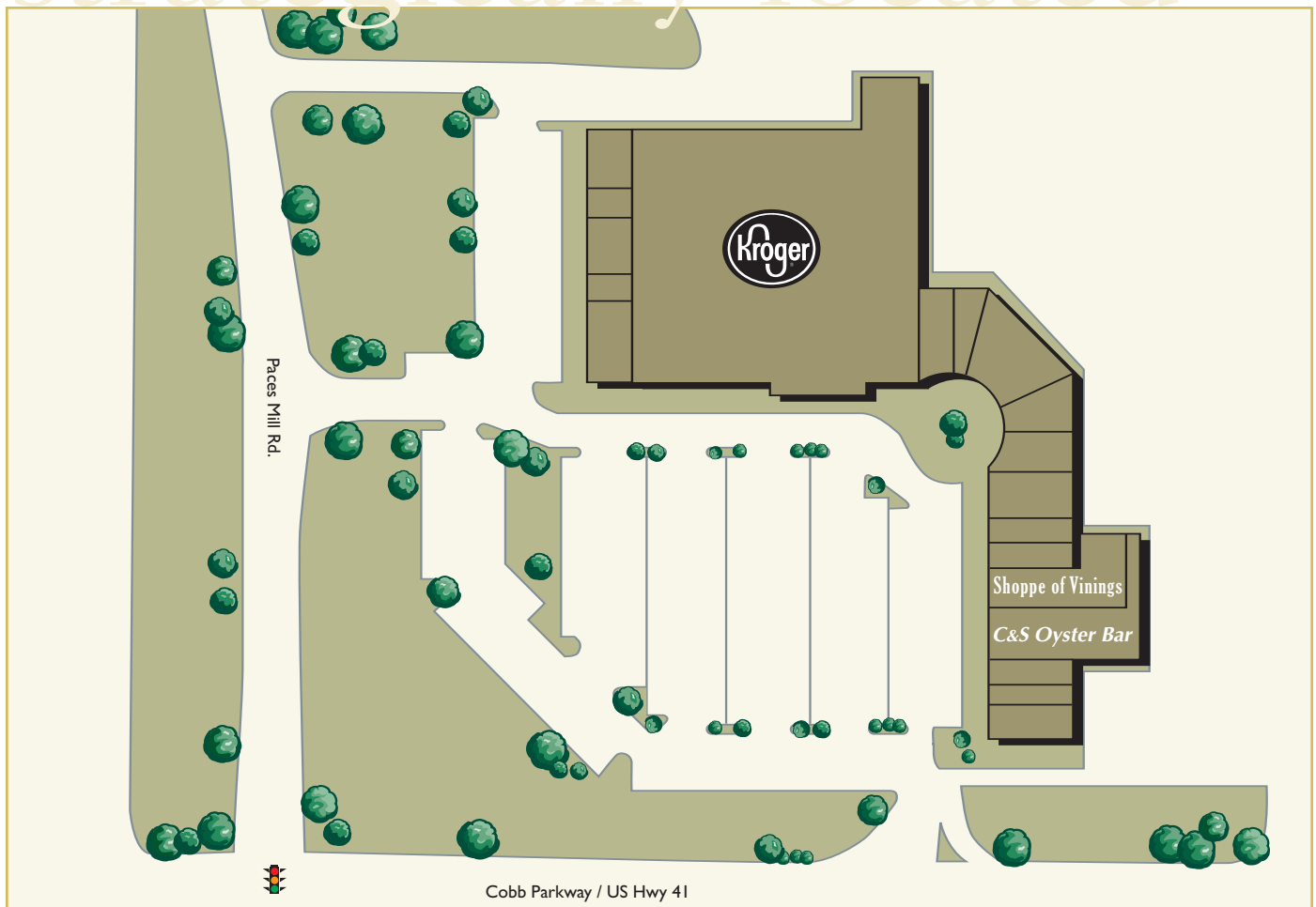
MADISON RETAIL, LLC

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



RIVERVIEW VILLAGE

Riverview Village is *anchored* by a *successful* 42,130 square foot *Kroger* and features a unique blend of retailers and restaurants which makes this center an *enjoyable shopping* destination.

Located in the affluent Vinings community of Cobb County, the *discriminating* shopper at Riverview Village values quality, variety and *convenience*. The recent renovation enhances the quaint feeling of the Vinings area.

This neighborhood shopping center benefits from the *solid infrastructure* of the trade area and easy access to and from the major roadways.

style



MARKET OVERVIEW

Cobb Galleria Convention Centre is located less than one mile away, which is one of the *leading convention centers* in the South, hosting over 500,000 visitors per year. The Cobb Energy Performing Arts Centre, a *\$145 million venue*, is scheduled to open Fall 2007 and will serve as a regional, cultural destination. The *state of the art* facility will include a 2,750 seat theatre. There are over 6,000 hotel rooms in the Cobb/Vinings trade area which support the convention centre and *tourists*.

Cumberland Mall, anchored by Macy's and Sears, is currently undergoing a major interior and exterior renovation and has added Costco as an anchor in addition to 77,000 square feet of *lifestyle retailers* and *restaurants*.

In 2006, seventy seven percent of the employees within a five mile radius of the *shopping center* worked in white-collar occupations, representing the third largest office market in metro-Atlanta. This same area boasts an average household income of \$105,865. Cobb County has the *2nd highest* per capita income in the metro area, totaling \$31,495, while the Vinings area reflects an even higher per capita income of \$52,646.

successful

POPULATION - 2006

1 Mile	7,507
3 Mile	61,354
5 Mile	180,241

HOUSEHOLDS - 2006

1 Mile	4,770
3 Mile	33,505
5 Mile	89,633

AVG. HH INCOME - 2006

1 Mile	\$107,559
3 Mile	\$104,809
5 Mile	\$105,865

TOTAL DAYTIME POPULATION - 2006

1 Mile	21,354
3 Mile	97,232
5 Mile	215,450

TRAFFIC COUNTS - 2006

Cobb Parkway	
North of the intersection	30,406
South of the intersection	32,600

Paces Mill Road	
West of the intersection	24,739

FOR LEASING INFORMATION CONTACT:
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