



Bringing *contemporary*
convenience to your
neighborhood shopping center





Royal Lakes Market Place will be located in Hall County, the epicenter of an aggressive economic environment in northeast Georgia. This contemporary neighborhood shopping center development will be situated at the corner of Highway 53 and Sloan Mill Rd. This upscale area of Hall County features easy access to both I-985 and I-85. Currently Highway 53 is in the process of expansion to 4 lanes and the Georgia DOT has approved plans to add a new interchange, Exit 14, to I-985. This exit will serve as the main thoroughfare between Royal Lakes, Flowery Branch and I-985. These road expansion plans will result in significant upgrade to the infrastructure in the area surrounding Royal Lakes Market Place.

This distinctive project will be anchored by a 70,225 square foot Kroger supermarket and will have an additional 49,267 square feet of small and midsize box tenants, local retailers and restaurants. The shopping center will feature a variety of architecture to suit the diverse tenant mix and compliment the area's unique history. The storefronts will be designed with a village streetscape theme using brick with stacked stone, decorative moldings, plush landscaping, all surrounding a central fountain feature.

The surrounding community is highlighted by a first class country club and golf course community, Royal Lakes. It is also located a short distance to Gainesville State College, Château Élan, Road Atlanta, the Atlanta Falcons Training Camp and the communities of Oakwood, Chestnut Hill and Flowery Branch. Royal Lakes Market Place is just another step for Hall County's continued economic diversity and expansion.







*M*adison Retail 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. Our traditional neighborhood developments differentiate themselves within their respective markets with the appeal of our village streetscape themes and unique architecture.

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. Comprised of a strong team of development experts from retail, multi-family residential and mixed-use backgrounds, we possess extensive experience in all disciplines involved in real estate development. Our experienced decision makers have the ability to move quickly and the financial resources to close deals promptly. In addition to development for our own account, we manage and consult with other owners, several of which are foreign investors involved in retail real estate in the United States.

We take pride in our attention to detail and our unwavering commitment to quality. Our design and architecture always reflect our communities and our dedication to maintaining the surrounding ambiance. We secure upscale and unique retailers and restaurants that you won't find on every corner. We work diligently with brokers and retailers to create the best shopping experience for our communities.

Our dedicated team of professionals is committed to the efficient execution of Madison Retail's vision - a blend of luxury, uniqueness and convenience to create the perfect shopping experience in a market near you.



SUMMARY DEMOGRAPHICS:

POPULATION

	1 MILE	3 MILES	5 MILES
2005 Total Population	1,240	18,949	46,396
2010 Total Population	1,431	22,197	54,578
% Population Change 2005-2010	29.98%	28.99%	22.6%

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2005 Total Households	451	6,554	15,806
2010 Total Households	533	7,886	19,125

INCOME

	1 MILE	3 MILES	5 MILES
2005 Per Capita Income	\$29,218	\$24,270	\$23,520
2005 Median Household Income	\$80,332	\$70,169	\$69,040
2005 Average Household Income	\$59,363	\$56,404	\$56,843

Developed By



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