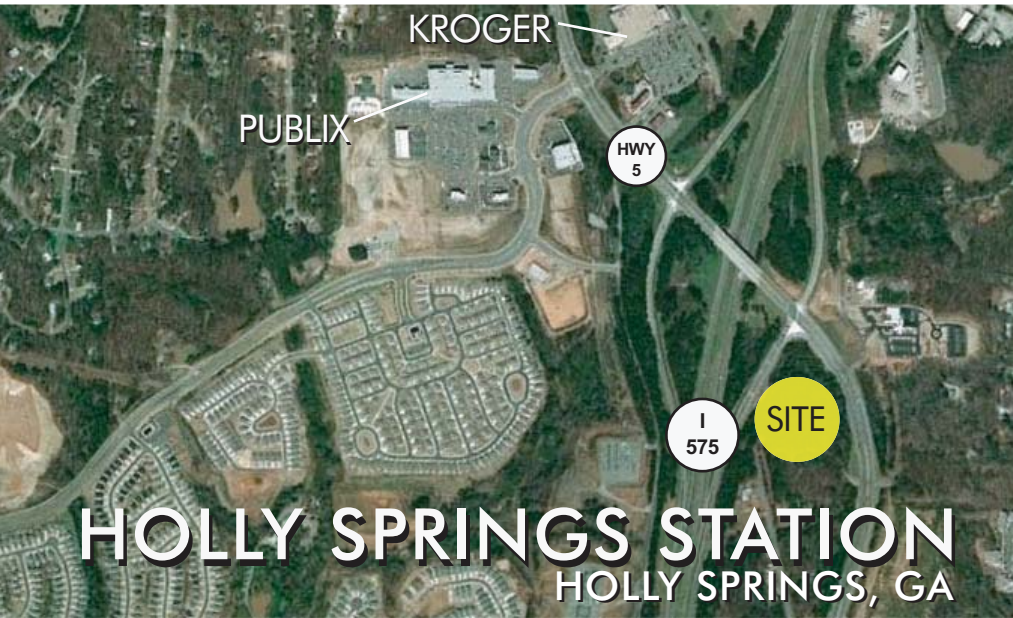


# A Bright-Meyers Development Project

Fletcher Bright Company  
423-755-8830

Meyers Brothers Properties LLC  
404-252-1499



NOW LEASING

NEW WALMART SUPERCENTER

& RETAIL SHOPS

HWY 5 & I-575

# HOLLY SPRINGS STATION

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**DON'T MISS THIS OPPORTUNITY TO HAVE  
A PRESENCE IN THIS AMAZING MARKET!**

- New shopping center featuring a 183,134sf Wal-Mart with 30,000sf additional retail space available.
- High visibility from I-575, in Holly Springs, GA.
- Cherokee County is a major Atlanta growth corridor.
- Cherokee County is the 7th largest county in Georgia.



For Leasing Information Contact Andy Govan:

**800-446-3289**

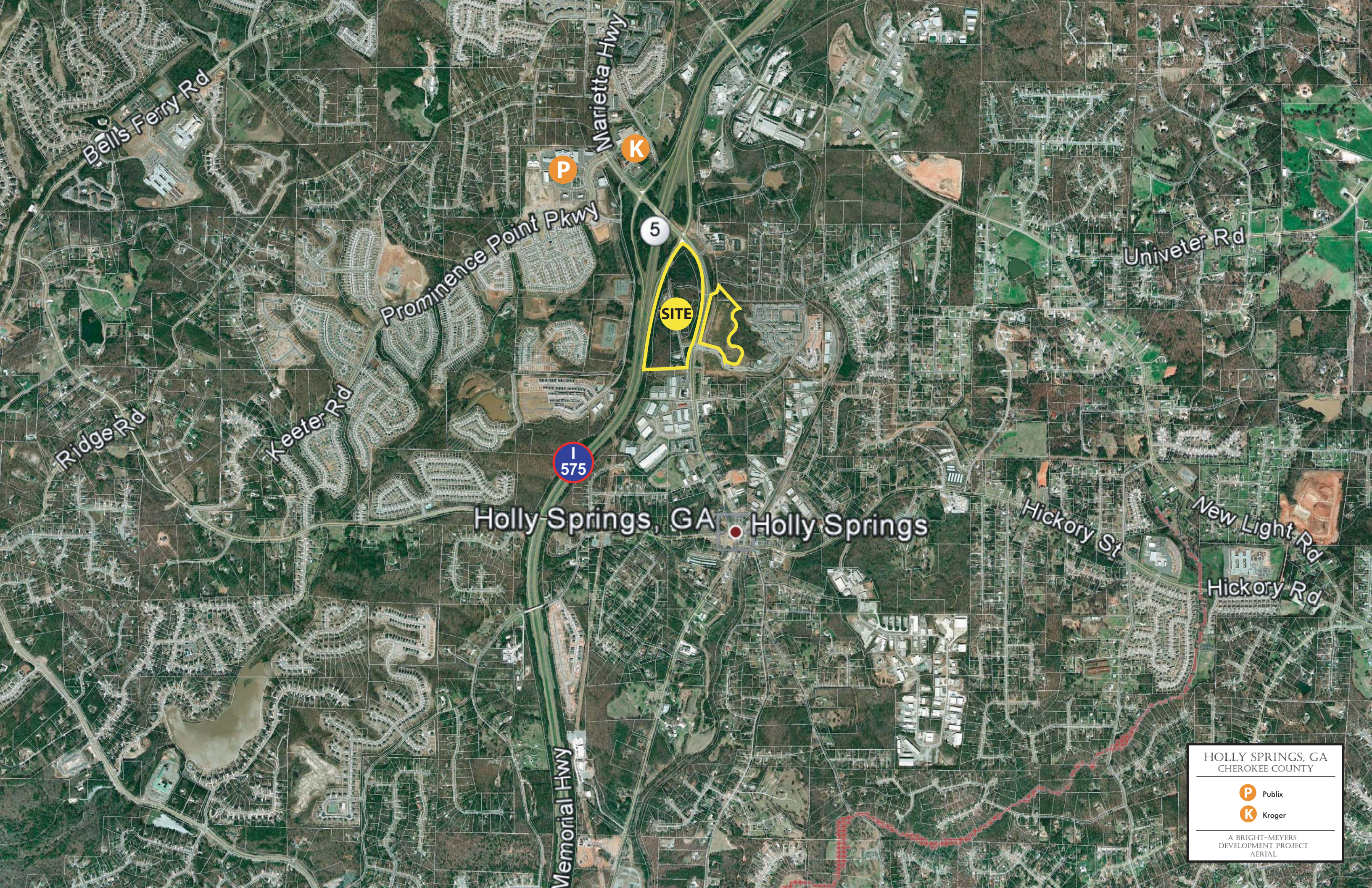
A Bright-Meyers Development Project

The Fletcher Bright Company  
&  
Meyers Brothers Properties, LLC

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\* The information contained in this brochure has been obtained from sources we believe to be reliable. However the developer makes no warranty or representation regarding the accuracy of the information.





Bell's Ferry Rd

Marietta Hwy

Prominence Point Pkwy

Univeter Rd

Ridge Rd

Keeter Rd

I 575

5

SITE

Holly Springs, GA • Holly Springs

Hickory St

New Light Rd

Hickory Rd

Memorial Hwy

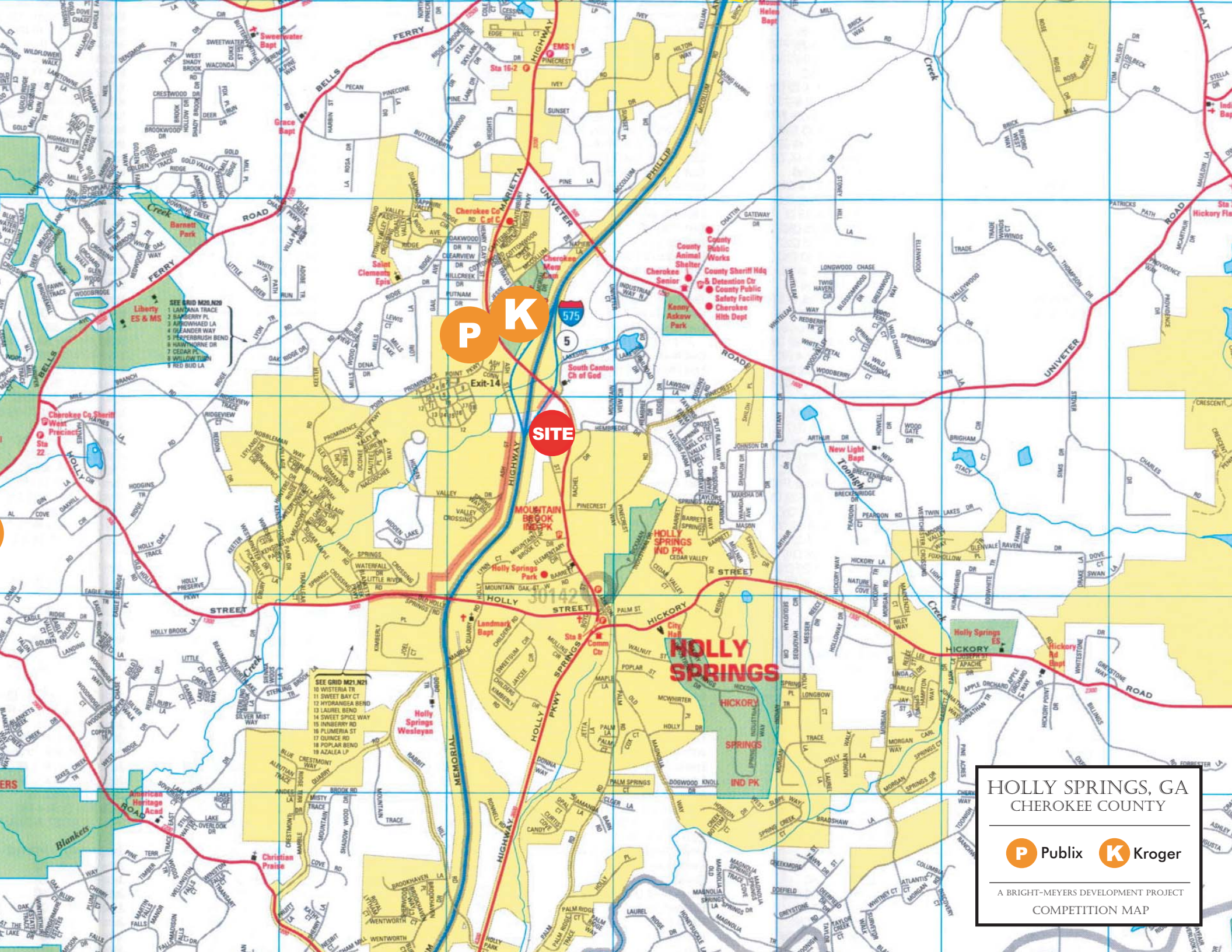
HOLLY SPRINGS, GA  
CHEROKEE COUNTY

P Publix

K Kroger

A BRIGHT-MEYERS  
DEVELOPMENT PROJECT  
AERIAL





P K

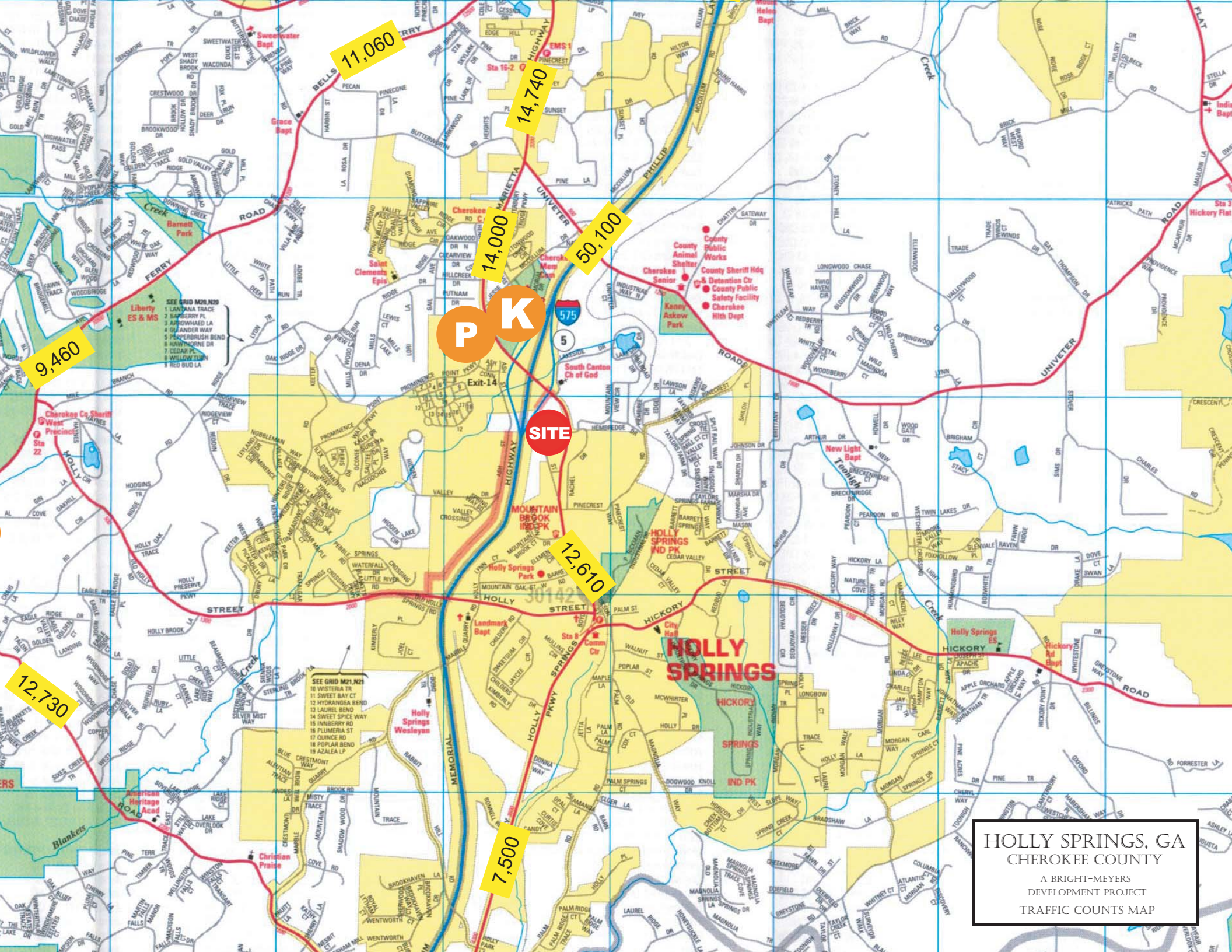
SITE

# HOLLY SPRINGS, GA CHEROKEE COUNTY

**P** Publix **K** Kroger

A BRIGHT-MEYERS DEVELOPMENT PROJECT  
COMPETITION MAP





11,060

14,740

14,000

50,100

9,460

P K

SITE

12,610

12,730

7,500

**HOLLY SPRINGS, GA**  
 CHEROKEE COUNTY  
 A BRIGHT-MEYERS  
 DEVELOPMENT PROJECT  
 TRAFFIC COUNTS MAP



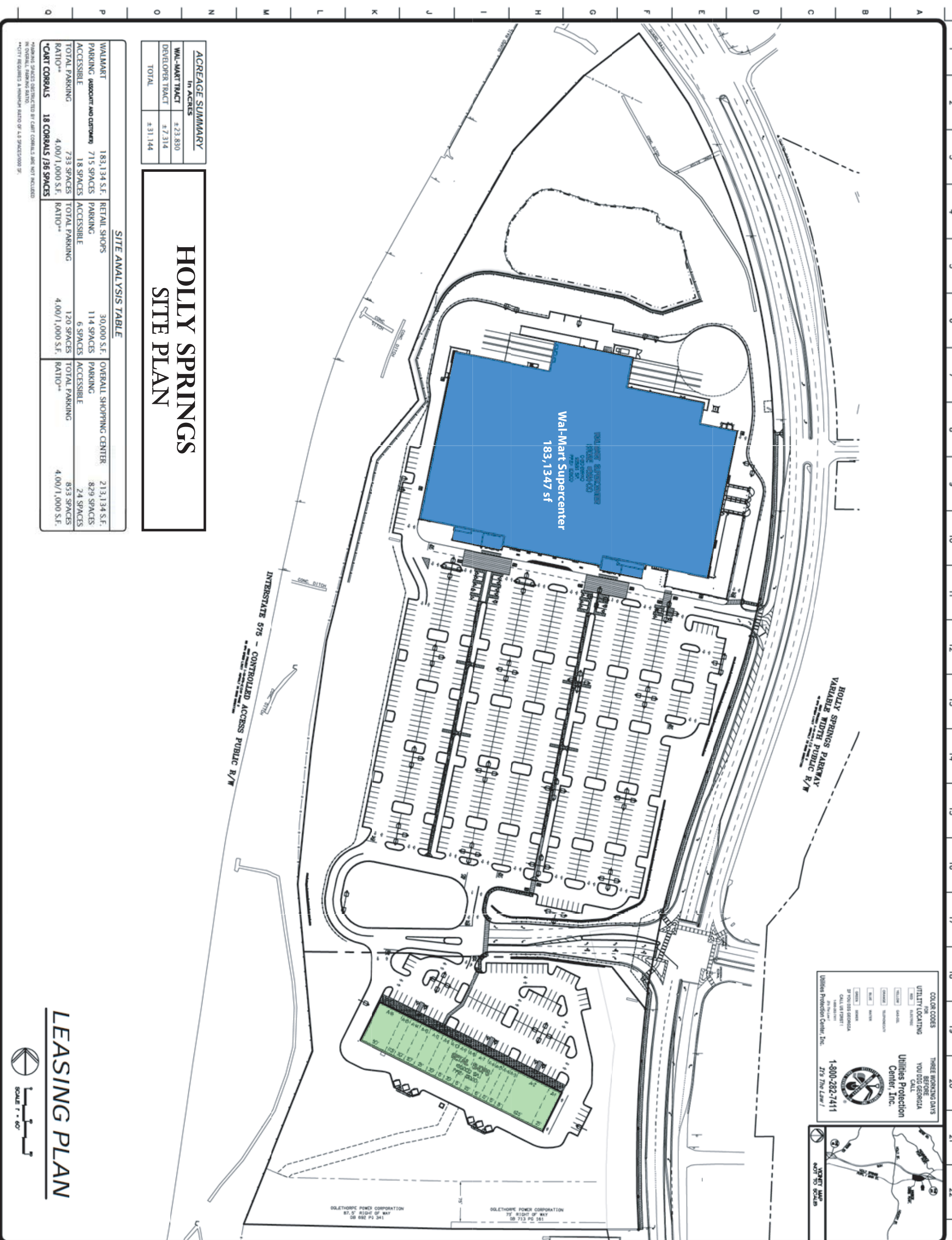
# HOLLY SPRINGS, GA

## DEMOGRAPHICS

	3 Mi Ring	5 Mi Ring	10 Mi Ring
2015 Population	38,459	90,798	274,711
2000 Population	16,854	43,321	179,441
00-15% Pop Change	128%	109%	53%
2015 Households	13,239	31,534	96,827
2015 Avg HH Income	\$87,641	\$92,640	\$96,140



Coordinates: 34.1863, 84.5043



**ACREAGE SUMMARY**  
In ACRES

WAL-MART TRACT	± 23.830
DEVELOPER TRACT	± 7.314
TOTAL	± 31.144

# HOLLY SPRINGS SITE PLAN

**SITE ANALYSIS TABLE**

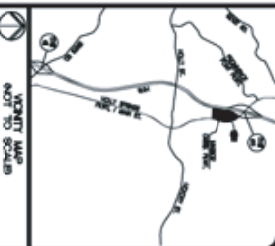
	WALMART	ASSOCIATE AND CUSTOMER ACCESSIBLE	RETAIL SHOPS	OVERALL SHOPPING CENTER
WALMART	183,134 S.F.	715 SPACES	30,000 S.F.	213,134 S.F.
PARKING	18 SPACES	6 SPACES	114 SPACES	829 SPACES
ACCESSIBLE	733 SPACES	4,000/1,000 S.F.	120 SPACES	833 SPACES
TOTAL PARKING RATIO**	4.00/1,000 S.F.	4.00/1,000 S.F.	4.00/1,000 S.F.	4.00/1,000 S.F.
CART CORALS	18 CORALS / 36 SPACES			

\*\*PARKING SPACES DEDUCTED BY CART CORALS ARE NOT INCLUDED IN OVERALL PARKING RATIO  
\*\*CITY REQUIRES A MINIMUM RATIO OF 4.8 SPACES/1000 SF.

**UTILITY LOCATING**  
FOR THREE WORKING DAYS BEFORE YOU DIG IN GEORGIA CALL UTILITIES PROTECTION CENTER, INC. 1-800-282-7411

CALL BEFORE YOU DIG IN GEORGIA  
IF YOU DIG IN GEORGIA  
CALL BEFORE YOU DIG!

Utilities Protection Center, Inc.  
It's The Law!



## LEASING PLAN



DATE	BY



**BRIGHT-MEYERS RETAIL SHOPPING CENTER (WALMART SUPERCENTER #5814-00) HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA**  
BRIGHT-MEYERS HOLLY SPRINGS ASSOCIATES, LP  
5881 GLENRIDGE DRIVE, SUITE 220  
ATLANTA, GA 30128  
TEL: 404.252.1499

**PRELIMINARY NOT FOR CONSTRUCTION**

**PRELUND and KAUFFMAN, INC.**  
Engineers & Landscape Architects  
209 Wood Stone Avenue  
Greenville, South Carolina 29609  
tel: 864-233-5497  
fax: 864-233-0965

REVISIONS	BY

**This is a preliminary site plan subject to modification by the developer.**





**HOLLY SPRINGS STATION**



# HOLLY SPRINGS STATION

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## CENTER PHOTOS







B | R | R

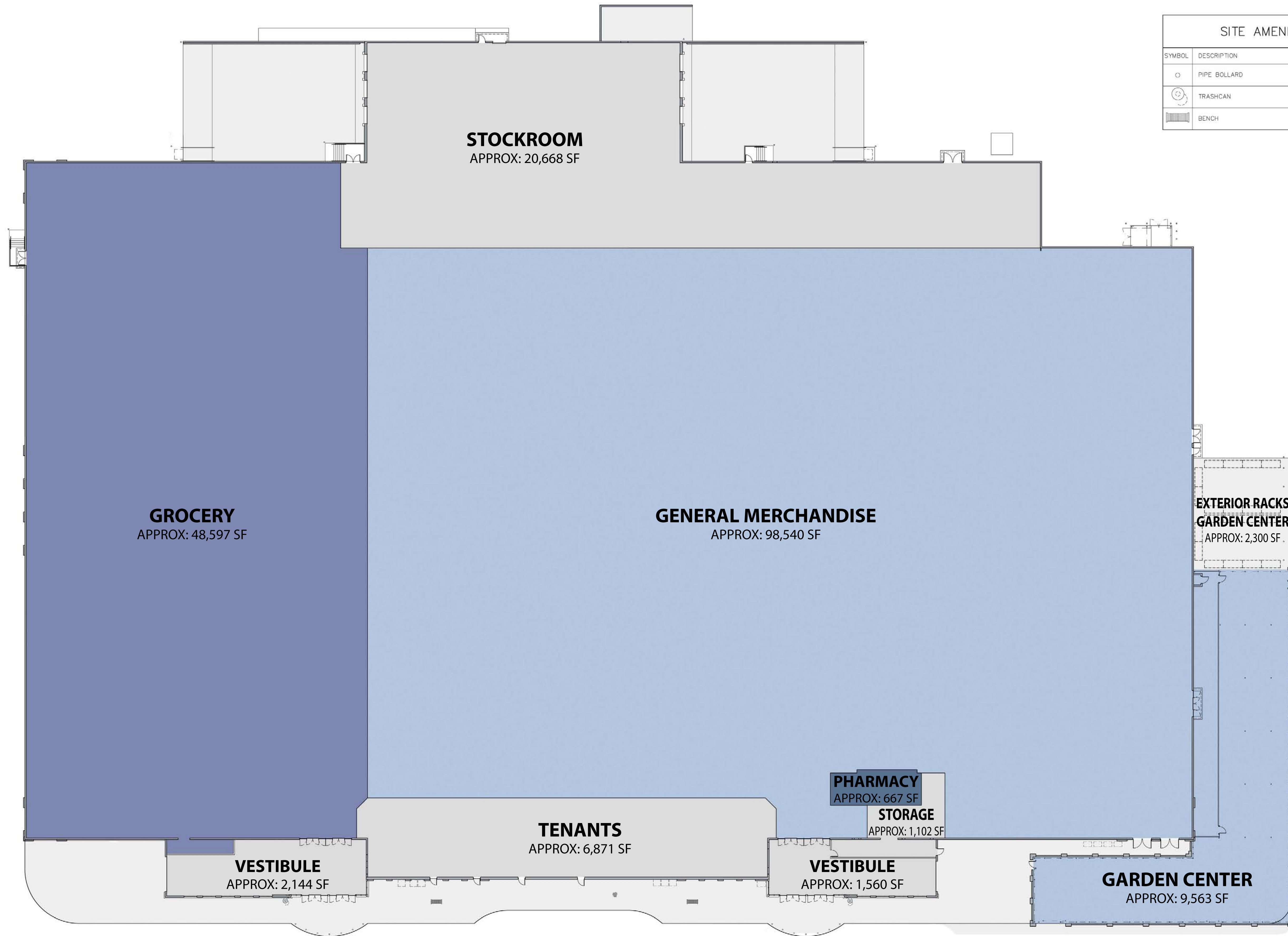
January 31, 2013

Holly Springs, GA #5814

Overall Perspective

1





SITE AMENITIES	
SYMBOL	DESCRIPTION
○	PIPE BOLLARD
♻️	TRASHCAN
☺️	BENCH



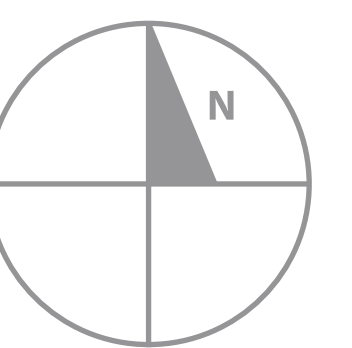
B | R | R

January 31, 2013

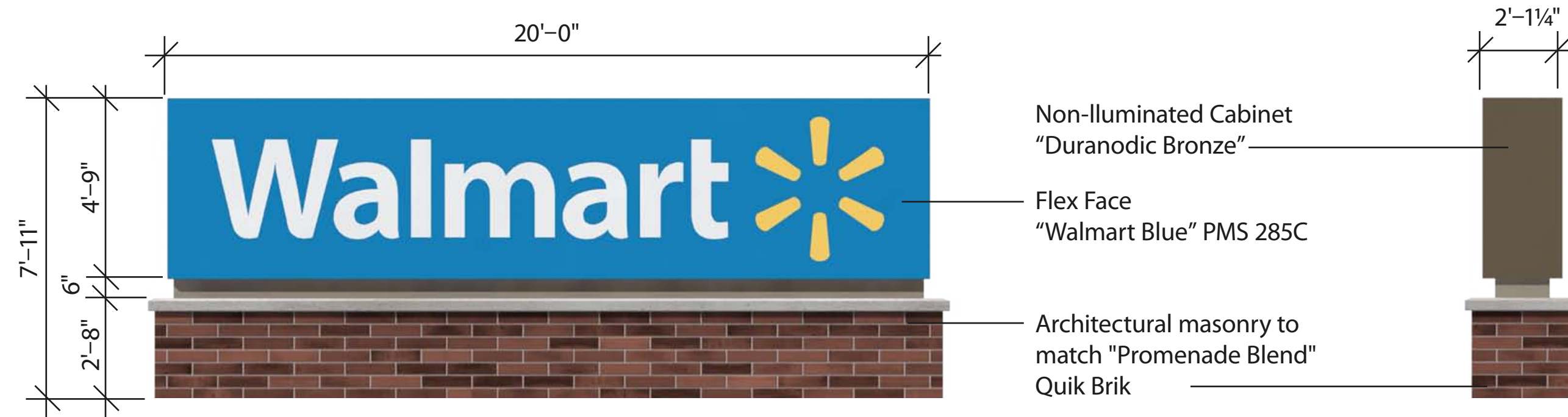
Holly Springs, GA #5814

Floor Plan

5



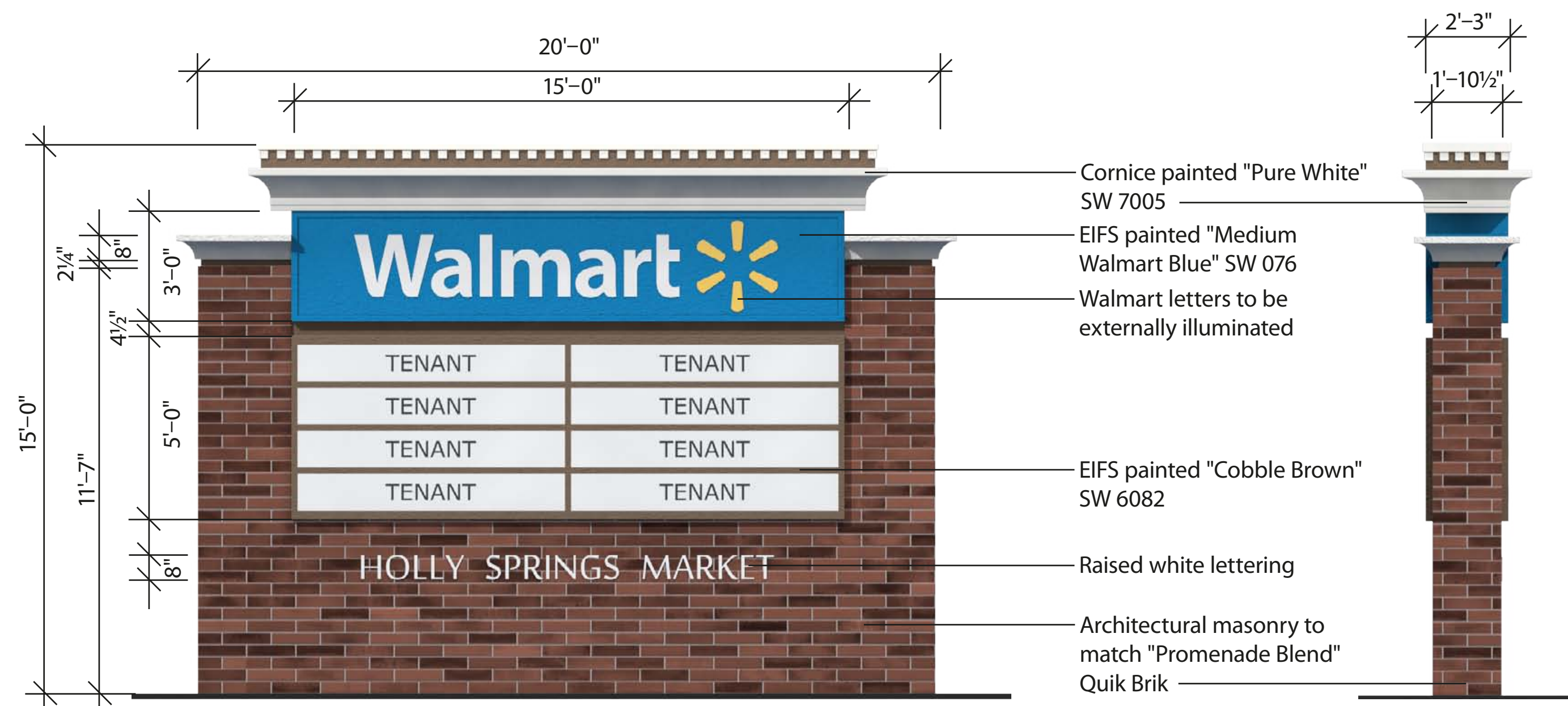




Proto Monument Sign Front Elevation

Side Elevation

Sign	Qty.	Illumination	Area (S.F.)	Total S.F.
Walmart	1	External	95.00	95.00
<b>Total Site Signage</b>			<b>95.00</b>	

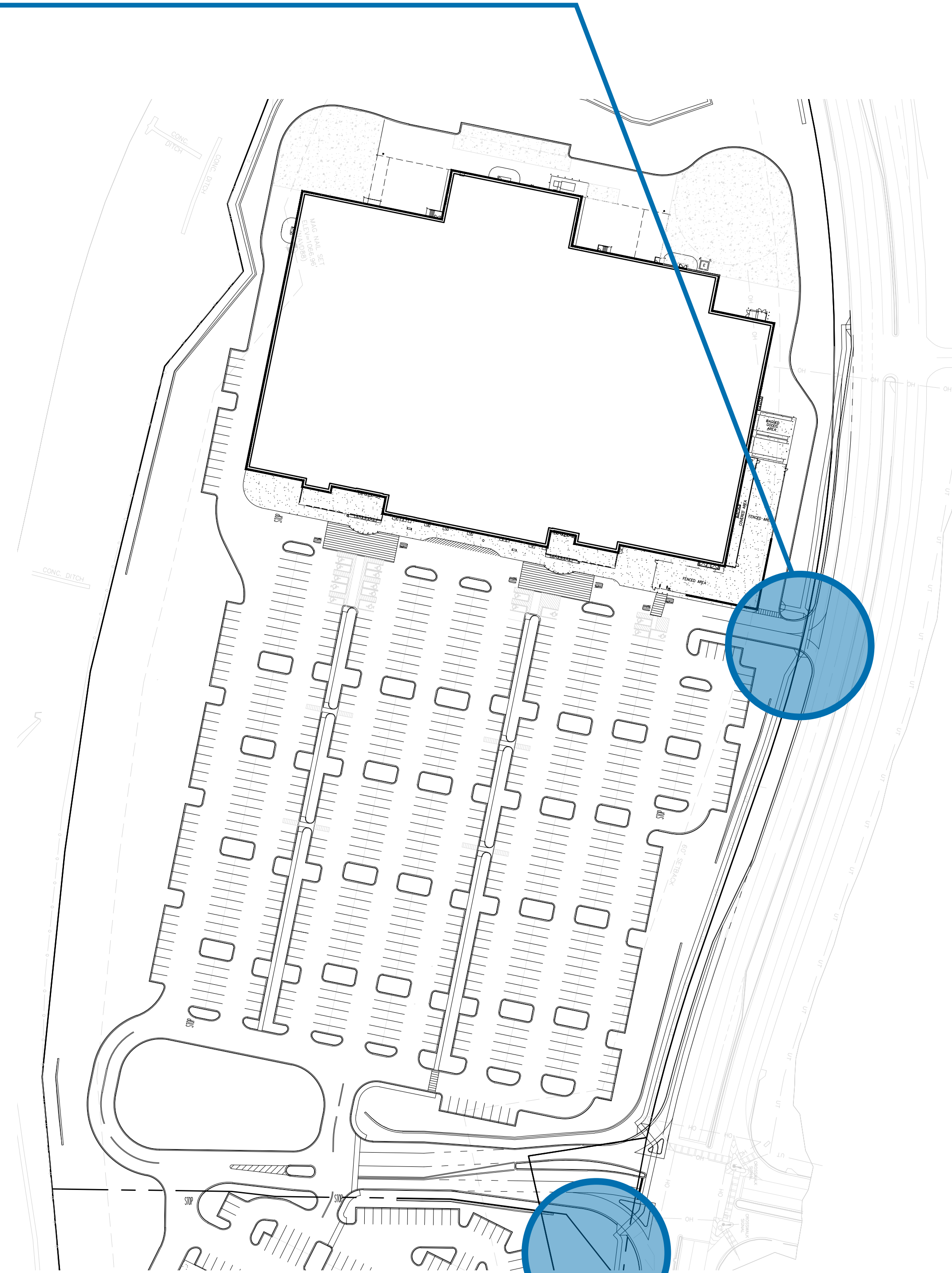


Multi-Tenant Monument Sign Front Elevation

Side Elevation

Sign	Qty.	Illumination	Area (S.F.)	Total S.F.
Walmart	1	External	45.00	45.00
<b>Total Site Signage</b>			<b>45.00</b>	

Proto Monument Sign by Walmart



Multi-Tenant Monument Sign with Walmart panel by Developer





# HOLLY SPRINGS, GEORGIA

area info

*According to local legend, the town name was derived from Native Americans who took up residence near a spring where holly trees grew.*

## Small Town Charm

Today, this quaint, progressive city located just five miles south of Canton, has maintained its small-town charm through 100 years of existence despite expansion of several productive industries.

## A Sense of Community

Holly Springs is home to the top-selling subdivision in the North Atlanta metro area, Harmony on the Lakes, the five-and-a-half-square miles of city limits also boasts numerous turn-of-the century homes and commercial buildings.

The Louisville & Nashville (L&N) Railroad train depot, around which the town was originally built, has been transformed into a community center, while residents also enjoy the family-friendly outdoor offerings of Barrett Park.

Source: Cherokee County, Georgia Chamber of Commerce, [www.cherokeechamber.com/hollySprings](http://www.cherokeechamber.com/hollySprings)

# CHEROKEE COUNTY, GEORGIA

area info

## Overview

With its rapidly increasing population now exceeding 200,000, Cherokee County is averaging 10% business growth annually. Interstate-575 forms the county's economic and transportation spine-providing exceptional accessibility and connectivity to the Atlanta and Southeast markets.

Cherokee County, nestled at the southern end of the Blue Ridge Mountains, has the highest mountains and most undeveloped land in metro Atlanta. The county prides itself on having provided room for quality growth while protecting the area's many natural resources, scenic vistas, and comfortable residential lifestyle. Cherokee County, Georgia is the new signature address for many companies seeking a power base in the Southeast to position themselves for new global expansion.

## Location

Cherokee County, Georgia is approximately 25 miles northwest of downtown Atlanta, in the hub of the New South. Cherokee is a key part of the five county, North Atlanta suburban economic engine that leads the nation in growth. The county was rated by the American Business Chronicle as one of the counties with the greatest growth potential in America. At the foothills of the Blue Ridge Mountains and on the rise of the Piedmont, Cherokee County offers pristine woodlands, beautiful lakes and convenient access to metropolitan Atlanta, U.S., and world markets. Served by excellent Interstate roadways, the Georgia Northeastern Railroad, and the Cherokee County Airport, businesses have convenient and efficient access to multiple transport modes.

Source: Cherokee County, Georgia Chamber of Commerce, [www.cherokeechamber.com/econDevelop](http://www.cherokeechamber.com/econDevelop)



## CHEROKEE CO., GA

A BRIGHT-MEYERS DEVELOPMENT PROJECT

- Wal-Mart Supercenter
- Target
- Home Depot
- Lowes
- Kroger
- Kmart
- Publix
- IGA
- Dark Save Rite
- Ingles
- Proposed Site

12,300 Traffic counts are indicated by yellow boxes

MAP PREPARED BY MEYERS BROTHERS PROPERTIES  
JANUARY 2012

## RESIDENTIAL GROWTH IN CHEROKEE CO., GA

<b>Atlanta Brook</b> 64 Total units, 16 built \$180-200s	<b>Great Sky</b> 100 Total units, 40 built \$160-200s	<b>Mountain Brook/The Bluffs</b> 127 Total units, 127 built \$190s	<b>Sunset Pointe</b> 276 Total units, 0 built \$150s
<b>Baloney Manor</b> 100 Total units, 38 built \$160-200s	<b>Hampton at the Lake</b> 187 Total units, 77 built \$200-300s	<b>Newcastle Farm</b> 82 Total units, 4 built \$160-200s	<b>Waterfront Creek</b> 77 Total units, 42 built \$300s
<b>Village of Downing Creek</b> 72 Total units, 77 built \$170s	<b>Hidden Creek</b> 97 Total units, 6 built \$200s	<b>Parc de Willey Bridge</b> 19 Total units, 23 built \$160-200s	<b>The Villas</b> 25 Total units, 6 built \$200s
<b>Woodland Glen</b> 59 Total units, 9 built \$160-200s	<b>Hidden Springs</b> 109 Total units, 79 built \$190s	<b>Park Village</b> 148 Total units, 100 built \$160s	<b>Three Branches</b> 35 Total units, 6 built \$160s
<b>Brady Park</b> 150 Total units, 136 built \$200-300s	<b>Midland Springs</b> 109 Total units, 130 built \$190s	<b>Park Meadows</b> 148 Total units, 100 built \$160s	<b>Towne Mill</b> 78 Total units, 60 built \$190-300s
<b>Woodland Park</b> 142 Total units, 143 built \$160-200s	<b>Midland Springs</b> 109 Total units, 130 built \$190s	<b>Palace of Parkers Creek</b> 77 Total units, 17 built \$200-300s	<b>Woodlands</b> 136 Total units, 44 built \$160s
<b>Canter Hills</b> 100 Total units, 80% built \$160-200s	<b>Mill Park</b> 22 Total units, 2 built \$160-200s	<b>Pinnacle of Hickory Flat</b> 15 Total units, 20 built \$160-200s	<b>Village of Lake Norman</b> 74 Total units, 20 built \$160-200s
<b>Woodland Park</b> 142 Total units, 143 built \$160-200s	<b>Palace of Parkers Creek</b> 77 Total units, 17 built \$200-300s	<b>Pubblishouse</b> 19 Total units, 77 built \$160-200s	<b>Village of Towne Lake</b> 227 Total units, 87 built \$250s
<b>Camden Heights</b> 100 Total units, 80% built \$160-200s	<b>Mill Park</b> 22 Total units, 2 built \$160-200s	<b>Pinnacle of Hickory Flat</b> 15 Total units, 20 built \$160-200s	<b>Village of Towne Lake</b> 227 Total units, 87 built \$250s
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**Proposed Bluffs @ Technology Park**  
700 Acres  
5 Million sf of office space  
15,000 Employees

**Reservoir Dr Completed 10/1/07**

RIVERSTONE	
Existing:	Proposed:
<b>Retail</b> 1,023,603 sf including Home Depot, Publix, Belk, Ross, Michaels, Goody's, Carmike Cinema adn Sears	<b>Retail</b> 1,678,967 sf
<b>Office</b> 128,303 sf	<b>Office</b> 1,235,350 sf
<b>Residential</b> 240 Apartment units 204 Single Family units 95 Assisted Living units	<b>Residential</b> 320 Apartment units 650 Single Family units

**Target Kohl's**  
Lowes  
800,000sf

**Proposed Canton Marketplace**  
800,000sf retail  
600,000 sf office  
including 300 bed hospital  
351 apartment units  
247 single family units

**Proposed Connector**  
from Hwy 20 to Hwy 140

**Canton West Project (CH-217, SR 108 | SR 5)**  
will connect Lake Arrowhead to Canton.  
Still in planning stage.

**3 Miles**  
2010 Population: 35,925  
00-10 Growth Rate: 109%  
Avg Household Income: \$78,314  
# of Households: 12,318

**5 Miles**  
2010 Population: 80,637  
00-10 Growth Rate: 80%  
Avg Household Income: \$83,505  
# of Households: 27,492

**1 Mile**  
2010 Population: 6,189  
00-10 Growth Rate: 231%  
Avg Household Income: \$72,579  
# of Households: 2,156

**2 Mile**  
2011 Population: 15,883  
00-11 Growth Rate: 81.4%  
Avg Household Income: \$83,197  
# of Households: 5,515

