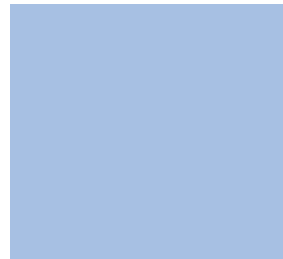




WAL-MART
STORE #64236-0
C-21-S2L-0L
165,583 SF.
Z5&D

Victory Square

A NEW SHOPPING CENTER FEATURING A
WALMART SUPERCENTER



COLUMBUS, GA

COMING
2016

FORT BENNING

- ★ Sixth largest installation in the U.S: 182,000 Square acres.
- ★ Third largest troop density.
- ★ Daily more than 120,000 soldiers, family members, retirees, civil service and defense contractors are supported by Fort Benning.

Bright-Meyers Victory, LLC

Fletcher Bright Company
(423) 755-8830

Meyers Brothers Properties, LLC
(404) 252-1499



- **New** shopping center featuring a Walmart Supercenter with retail space for lease
- Located at Victory Drive & Benning Drive
- Victory Square is less than 5 miles from Fort Benning, and will be the closest Walmart Supercenter serving that area
- Located less than 4 miles from Aflac headquarters
- For leasing information call:

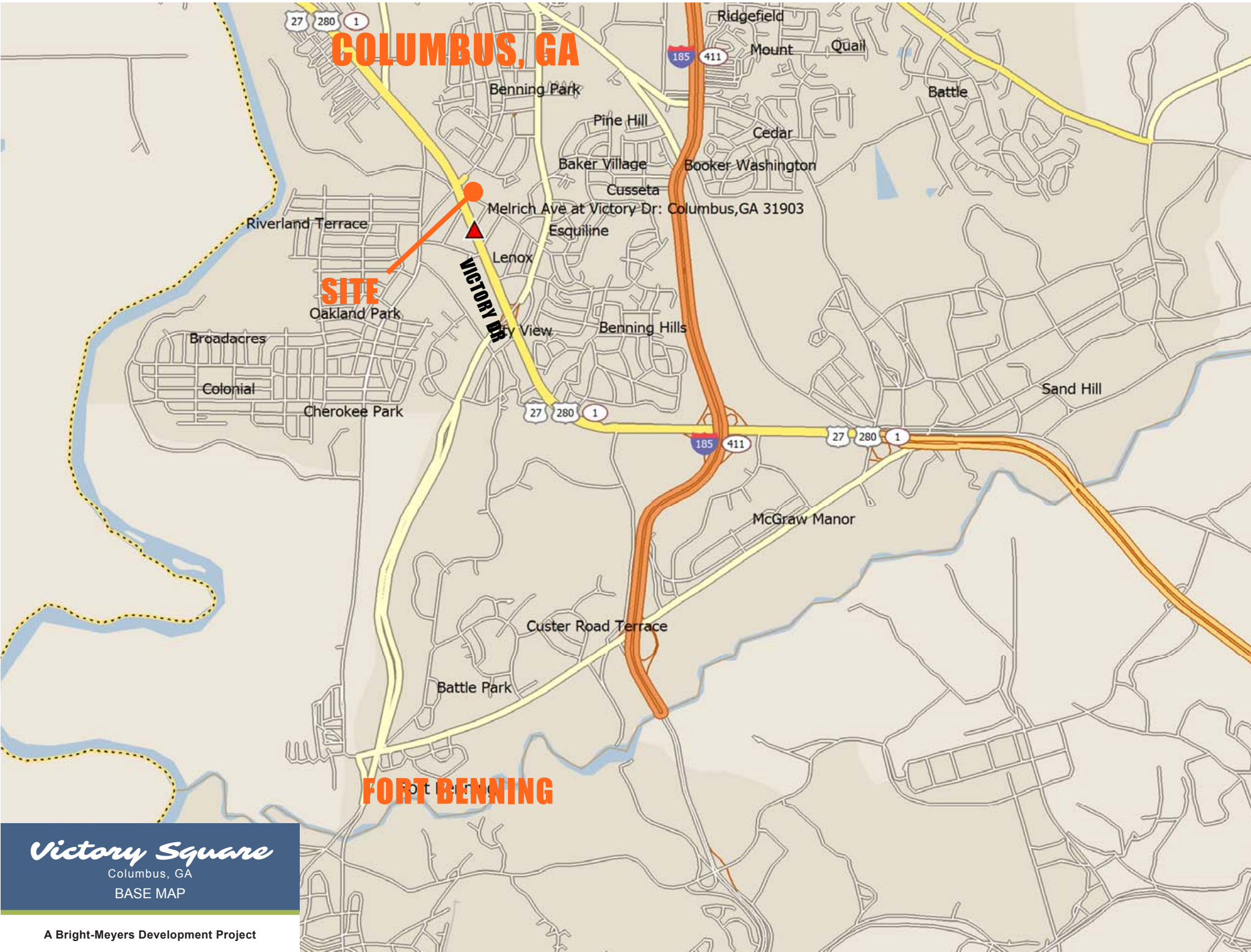
Jack Martin
800-446-3289

Bright-Meyers Victory, LLC

Fletcher Bright Company
(423) 755-8830

Meyers Brothers Properties, LLC
(404) 252-1499

COLUMBUS, GA



SITE

VICTORY DR

Melrich Ave at Victory Dr: Columbus, GA 31903

FORT BENNING

Victory Square
Columbus, GA
BASE MAP

A Bright-Meyers Development Project

COLUMBUS, GA

SITE

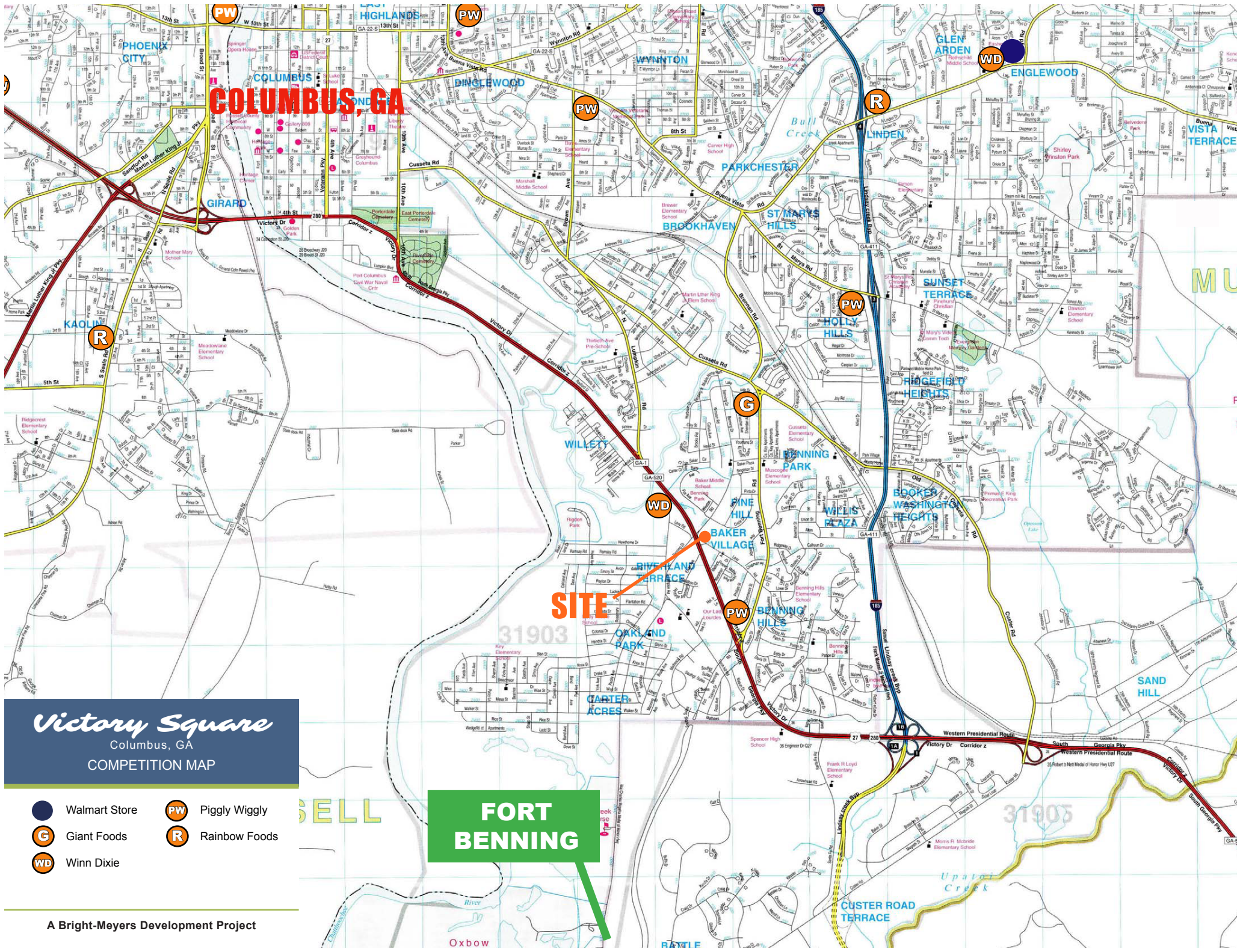
**FORT
BENNING**

Victory Square
Columbus, GA
AERIAL

A Bright-Meyers Development Project



COLUMBUS, GA

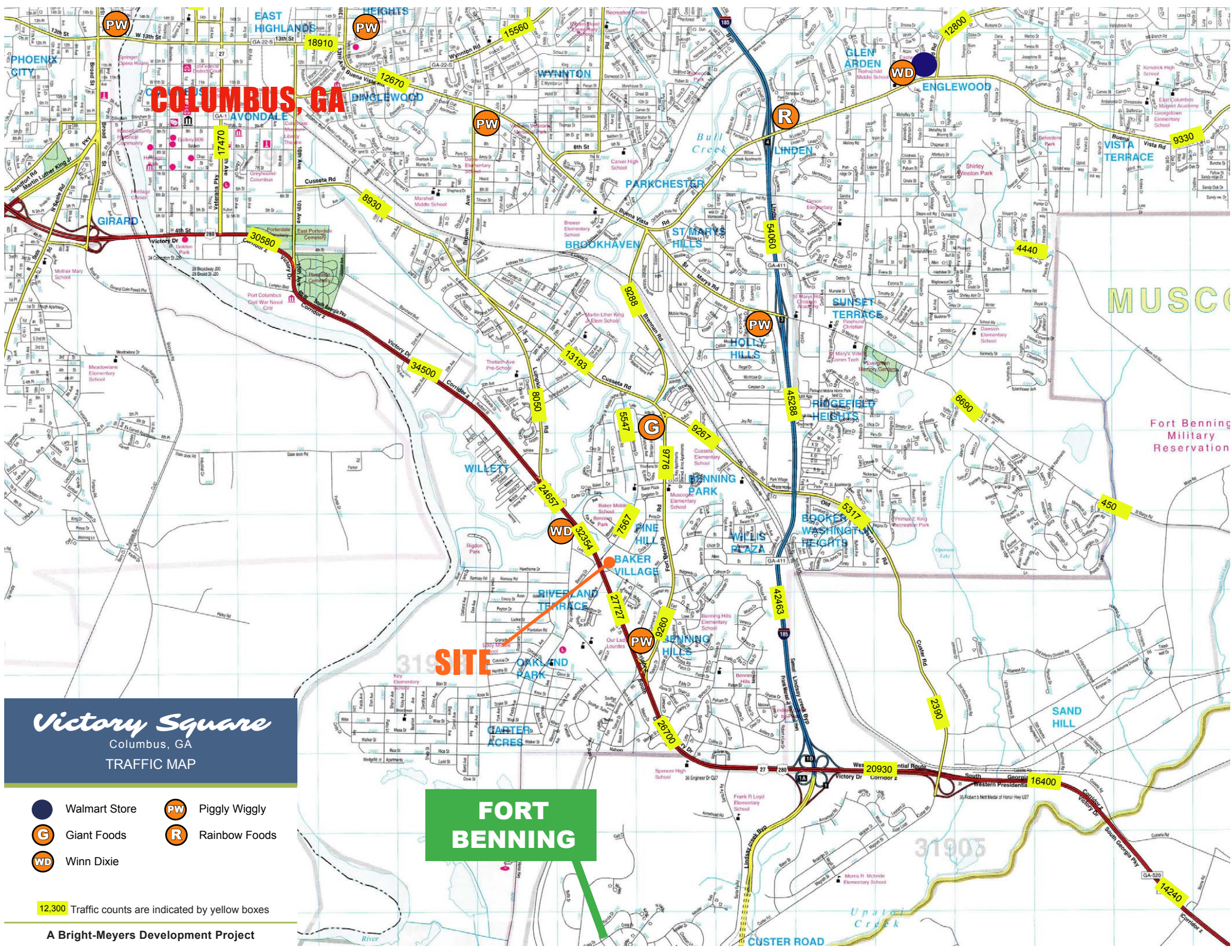


Victory Square
Columbus, GA
COMPETITION MAP

- Walmart Store
- Piggly Wiggly
- Giant Foods
- Rainbow Foods
- Winn Dixie

FORT BENNING

A Bright-Meyers Development Project



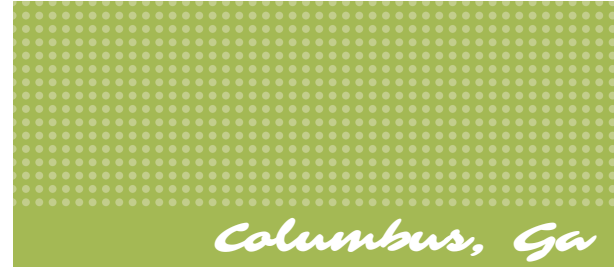
Victory Square
Columbus, GA
TRAFFIC MAP

- Walmart Store
- Piggly Wiggly
- Giant Foods
- Rainbow Foods
- Winn Dixie

12,300 Traffic counts are indicated by yellow boxes

A Bright-Meyers Development Project

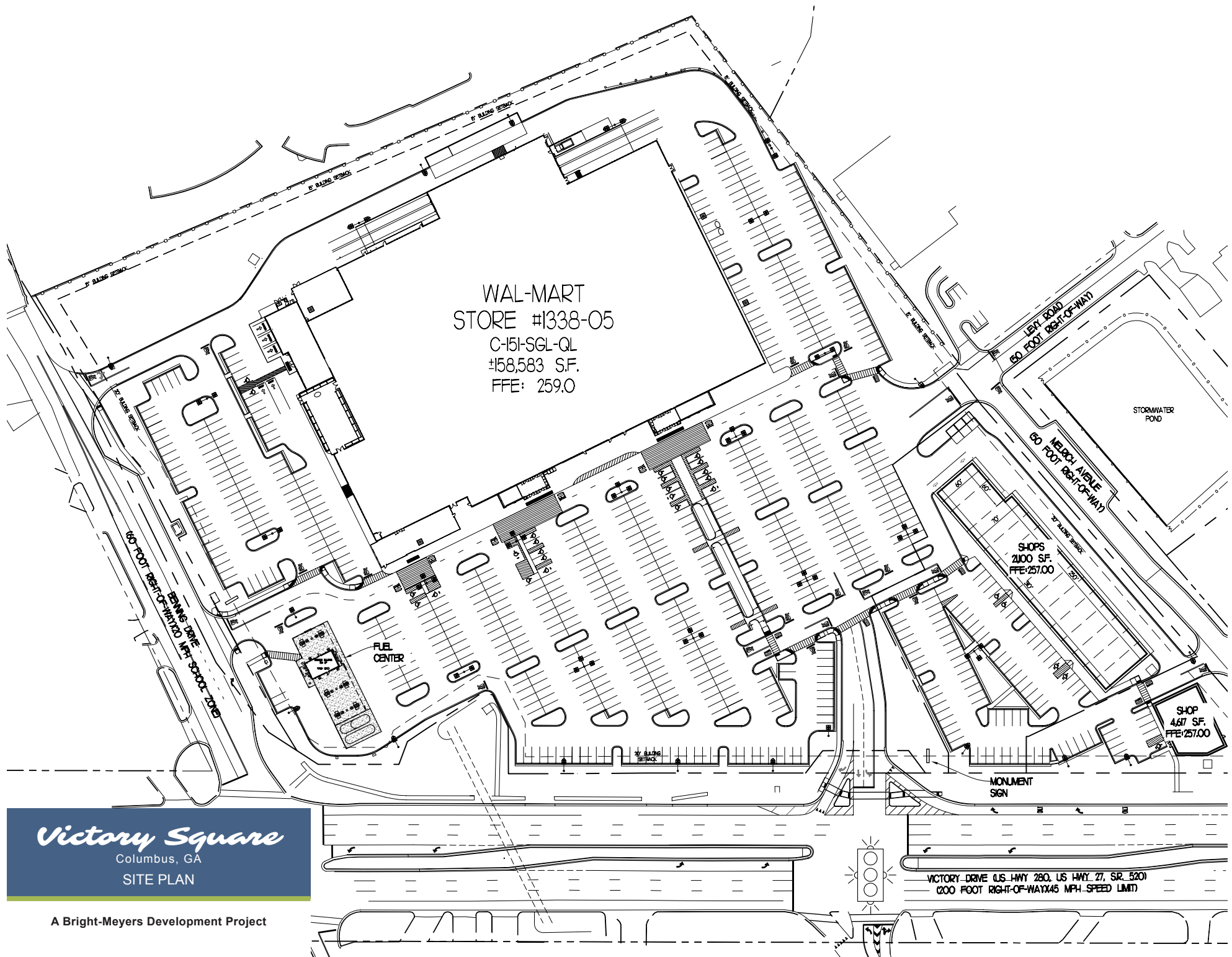
FORT
BENNING



DEMOGRAPHICS FROM SITE

	2 Mi Ring	5 Mi Ring	10 Mi Ring
2016 Population	26,774	113,086	250,123
2000 Population	27,259	119,440	230,827
2016 Households	10,367	42,127	96,791
2016 Avg HH Income	\$35,196	\$44,134	\$54,378

Coordinates: 32.42335, -84.94692



WAL-MART
STORE #1338-05
C-151-SGL-QL
#158,583 S.F.
FFE: 259.0

SHOPS
2100 S.F.
FFE: 257.00

SHOP
467 S.F.
FFE: 257.00

Victory Square
Columbus, GA
SITE PLAN

A Bright-Meyers Development Project

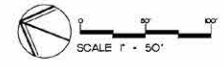
VICTORY DRIVE (U.S. HWY 280, U.S. HWY 27, SR 520)
(200 FOOT RIGHT-OF-WAY/45 MPH SPEED LIMIT)

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



Victory Square
Columbus, GA
LANDSCAPE PLAN

VICTORY SQUARE
COLUMBUS, MUSCOGEE COUNTY, GEORGIA
BRIGHT-MEYERS VICTORY, LLC
5881 GLENRIDGE DRIVE, SUITE 220
ATLANTA, GA 30328
404-252-1499



A Bright-Meyers Development Project

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

A Major Employment Area

	Approx. Employees
Fort Benning	42,000
Muscogee County Schools	6,000
Columbus Regional Healthcare	4,000
Aflac	3,700
St. Francis Hospital	2,800

Great Schools

Columbus State University: Ranked among the top regional universities in the South by U.S. News & World Report, Columbus State offers nationally distinctive programs in the arts, education, business, nursing and more. Columbus State University provides a creative, deeply personal and relevant college experience. Serving the Southeast while attracting students from around the world, Columbus State thrives on community partnerships to deliver excellence for students who want to achieve personal and professional success in an increasingly global environment.

Just 100 miles southwest of Atlanta, Columbus State University is part of the University System of Georgia, enrolling more than 8,200 students in a wide variety of degree programs, from online degrees to a doctorate in education.

Columbus Technical College: A unit of the Technical College System of Georgia, is a two year public college which offers programs and services that support student and community success through the attainment of associate degrees, diplomas, technical certificates of credit, customized training, continuing, and adult education. The College supports the economic empowerment of its six county region by focusing on teaching and learning and developing a globally competitive workforce. We provide traditional, distance learning, and training experiences for career development and transfer.

Uptown Columbus

Uptown has undergone a remarkable transformation over the past 25 years, and Uptown Columbus, Inc. and the Business Improvement District have helped lead the way. We're a private, non-profit organization chartered to encourage and support quality development and redevelopment in Uptown Columbus.

Uptown Columbus, Inc., a 501(c)(3) nonprofit organization facilitates and coordinates economic revitalization initiatives throughout the Central Business District, Riverfront and throughout Uptown

In 1999, Uptown Columbus, Inc. championed the legislation for the creation and management of the Business Improvement District, a 501(c)(6) nonprofit organization facilitates and coordinates economic revitalization. Property owners within the 47-block area pay a special assessment above their regular property taxes. This assessment is collected by the City of Columbus and the City contracts with the BID to provide and manage BID services. The BID will go through a renewal process with property owners in 2013-2014

The Columbus BID Ambassadors, better known as "Purple People", patrol the streets of Uptown Columbus seven days a week courteously providing directions, information and assistance to visitors, patrons, property owners, business owners and employees in the BID District. The BID Ambassadors help ensure that all who visit Uptown enjoy the experience so they will likely visit the area again. They enhance public safety, serving as "eyes and ears" on the street, and the presence of the ambassadors aids in overall crime prevention.

Fort Benning, Georgia Fact Sheet

15 May 2012

- Sixth largest installation in the U.S – 182,000 Square acres.
- Third largest troop density.
- Daily more than 120,000 soldiers, family members, retirees, civil service and defense contractors are supported by Fort Benning
- Population:
 - Active Duty population 30,000 Soldiers, Non-Commissioned Officers and Officers
 - Student population 12,000 More
 - Total 42,000 personnel on Fort Benning daily
- Department of Army Civilians 4,500
- Total personnel trained annually In FY 2011 on Fort Benning was 131,000
- FY 2012 resourced to train 96,000 personnel
- 52% of all US Army's Initial Entry Training will occur at Fort Benning
 - Graduations impact region by more than \$1M monthly
- Fort Benning total "BRAC" and "Grow The Army" related permanent growth will create approximately 9,000 new jobs
- Which will result in some 22,000 regionally growth upon the arrival of new soldiers, civil service, contractors and their families
- Fort Benning prior to BRAC economic impact:
 - Monthly Salaries \$110,000,000 = Annually \$1,320,000,000
 - Monthly Regional Contracts = \$250,000,000 = Annually \$3,000,000,000
 - Total Current prior to BRAC Impact is \$4.3 Billion annually
- Fort Benning future additional economic impact (after Sept 2011):
 - Fort Benning's salary and contract increase monthly \$25/\$35,000,000 = Annually \$420,000,000
 - Annual sales in region increase = \$986,367,000
 - Annual salary/income increase = \$246,296,000
 - Total Future Impact \$1.65 Billion annually
- Fort Benning total economic impact will evolve in years following September 2011 to some \$5,972,000,000 (+/-)
- Fort Benning is 182,000 square acres and 12,000 of those acres are in Alabama
- \$3.5 billion in construction, refurbishment and modernization of facilities on-going
- Fort Benning has 20 million square feet of facilities and BRAC will add 6 million more
- New 75 bed, 750,000 SF, Martin Army Community Hospital (MACH) estimated cost of \$330 M.
- Projected new 860 Room Lodge on post at cost of \$100 M
- Fort Benning Commissary:
 - Has 53,000 square feet of floor space
 - During 2011 the Fort Benning Commissary conducted \$61,782,000 in sales
 - Products are like any large grocery store, fruits, vegetables, meats, poultry, milk products, include perusable and non-perusable items:
 - ATM, Bakery, Custom Photo Cakes, Deli, Plants, Rotisserie Chicken, Sushi etc
 - Open seven (7) days a week
 - Open 76 hours a week