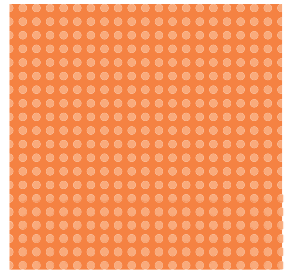




# Daniel Plaza

A *NEW* SHOPPING CENTER FEATURING  
WALMART NEIGHBORHOOD MARKET



COLUMBUS, GA

COMING  
**2016**

## Bright-Meyers Manchester, LLC

Fletcher Bright Company  
(423) 755-8830

Meyers Brothers Properties, LLC  
(404) 252-1499



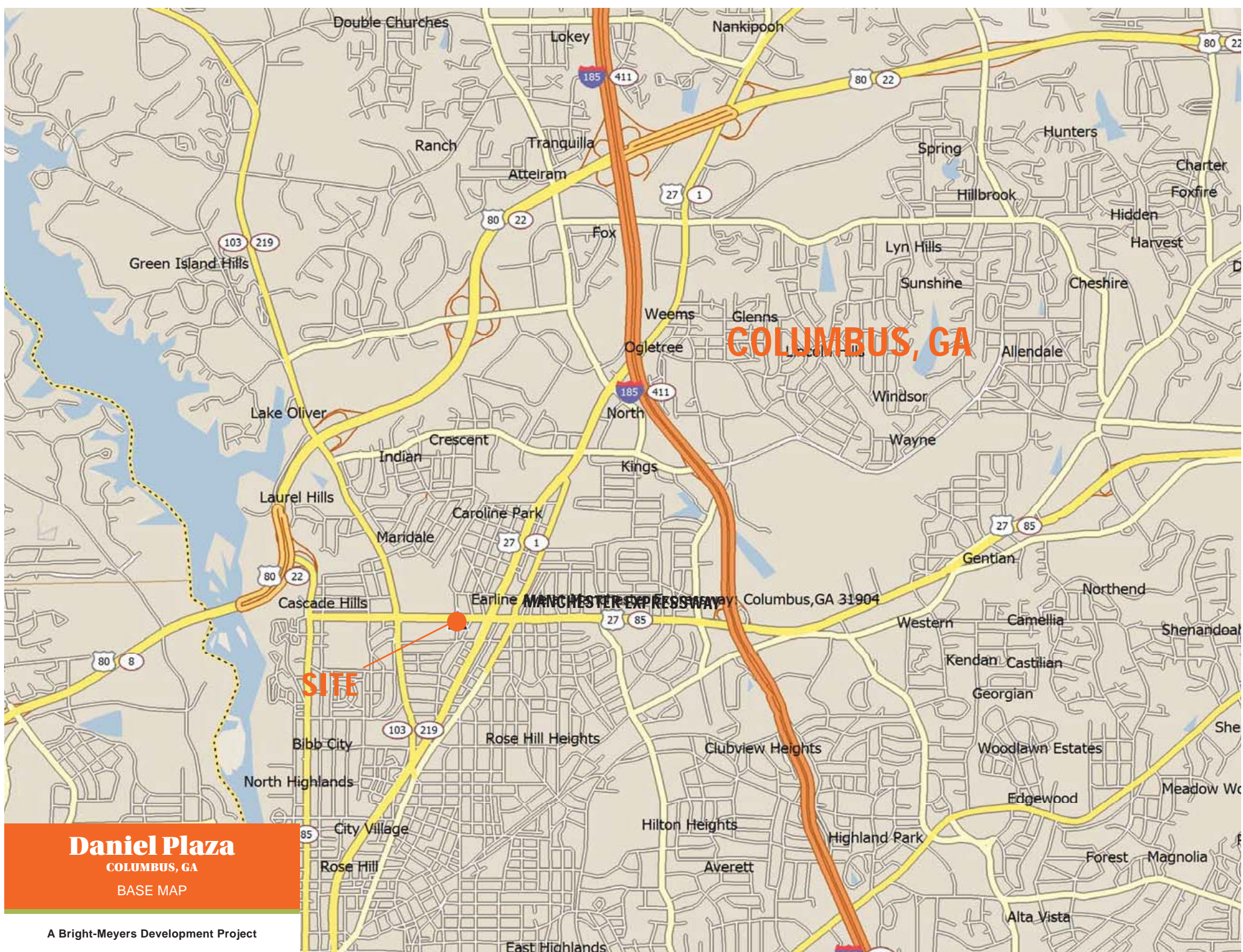
- **New** shopping center featuring Walmart Neighborhood Market with retail space for lease
- Located at Manchester Expressway & Earline Avenue
- Daniel Plaza has direct pedestrian access to the campus of Columbus Technical College with approximately 6,300 students, 400 employees & 1,800 night students
- Located less than 2 miles from St Francis Hospital with approximately 2,800 employees
- For leasing information call:

**Jack Martin**  
**800-446-3289**

**Bright-Meyers Manchester, LLC**

Fletcher Bright Company  
(423) 755-8830

Meyers Brothers Properties, LLC  
(404) 252-1499



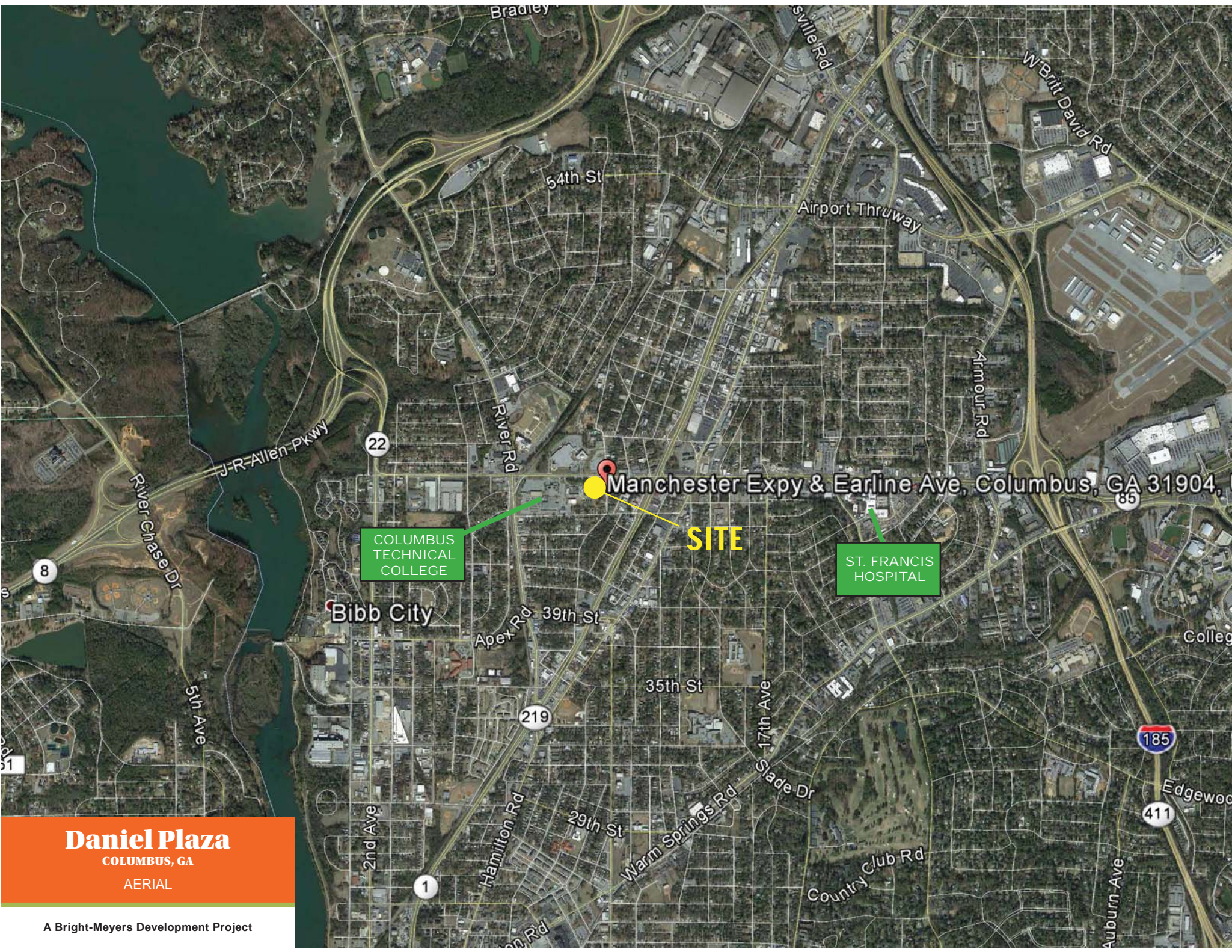
# COLUMBUS, GA

MANCHESTER EXPRESSWAY Columbus, GA 31904

**SITE**

**Daniel Plaza**  
COLUMBUS, GA  
BASE MAP

A Bright-Meyers Development Project



Manchester Expy & Earline Ave, Columbus, GA 31904

**SITE**

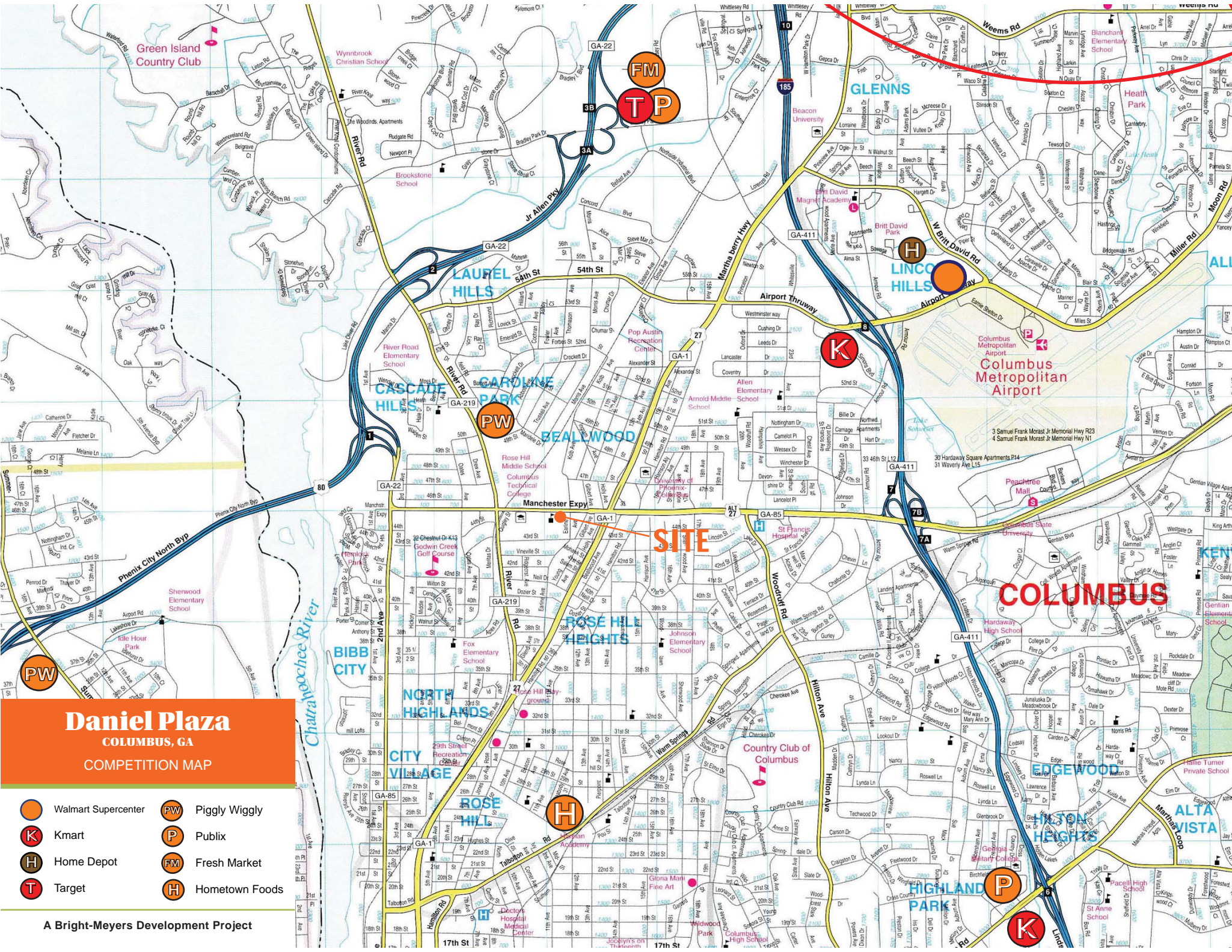
COLUMBUS  
TECHNICAL  
COLLEGE

ST. FRANCIS  
HOSPITAL

Bibb City

**Daniel Plaza**  
COLUMBUS, GA  
AERIAL

A Bright-Meyers Development Project



**Daniel Plaza**  
 COLUMBUS, GA  
 COMPETITION MAP

- Walmart Supercenter
- Home Depot
- Kmart
- Piggly Wiggly
- Target
- Publix
- Fresh Market
- Hometown Foods

A Bright-Meyers Development Project



**Daniel Plaza**  
 COLUMBUS, GA  
 TRAFFIC MAP

- Walmart Supercenter
- Kmart
- Home Depot
- Target
- Piggly Wiggly
- Publix
- Fresh Market
- Hometown Foods

12,300 Traffic counts are indicated by yellow boxes

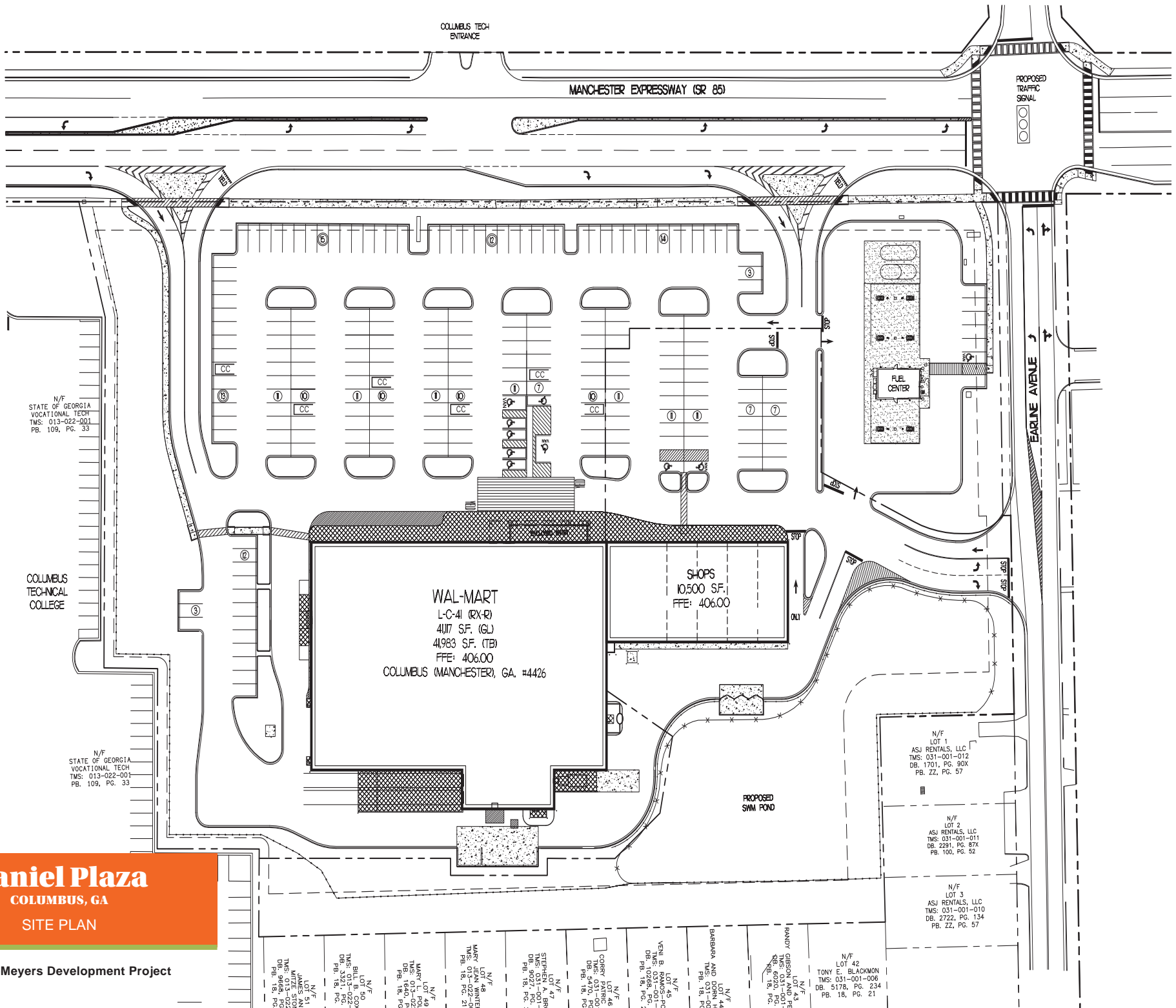
A Bright-Meyers Development Project



## DEMOGRAPHICS FROM SITE

	2 Mi Ring	5 Mi Ring	10 Mi Ring
2014 Population	28,104	152,836	277,622
2000 Population	28,025	136,371	244,491
2014 Households	12,016	63,673	108,531
2014 Avg HH Income	\$49,134	\$55,847	\$57,041

Coordinates: 32.50703, 84.97598



N/F  
STATE OF GEORGIA  
VOCATIONAL TECH  
TMS: 013-022-001  
PB. 109, PG. 33

COLUMBUS  
TECHNICAL  
COLLEGE

N/F  
STATE OF GEORGIA  
VOCATIONAL TECH  
TMS: 013-022-001  
PB. 109, PG. 33

**Daniel Plaza**  
COLUMBUS, GA  
SITE PLAN

A Bright-Meyers Development Project

- N/F  
LOT 48  
MARY JEAN WINNER  
TMS: 031-001-012  
DB. 1701, PG. 90X  
PB. 18, PG. 21
- N/F  
LOT 49  
STEPHEN A. BRN  
TMS: 031-001-011  
DB. 1701, PG. 90X  
PB. 18, PG. 21
- N/F  
LOT 50  
CORREY  
TMS: 031-001-010  
DB. 1701, PG. 90X  
PB. 18, PG. 21
- N/F  
LOT 51  
JAMES ANN  
TMS: 013-022-001  
DB. 9668, PG. 1  
PB. 18, PG. 21
- N/F  
LOT 52  
SILVIA  
TMS: 013-022-001  
DB. 3321, PG. 1  
PB. 18, PG. 21
- N/F  
LOT 53  
MARI  
TMS: 013-022-001  
DB. 1584, PG. 1  
PB. 18, PG. 21
- N/F  
LOT 45  
VENI B. RAMOS-RO  
TMS: 031-001-011  
DB. 10268, PG. 2  
PB. 18, PG. 2
- N/F  
LOT 44  
BARBARA AND DON H  
TMS: 031-001-011  
DB. 1701, PG. 90X  
PB. 18, PG. 21
- N/F  
LOT 43  
RANDY GIBSON  
TMS: 031-001-011  
DB. 6020, PG. 2  
PB. 18, PG. 2
- N/F  
LOT 42  
TONY F. BLACKMON  
TMS: 031-001-006  
DB. 5178, PG. 234  
PB. 18, PG. 21
- N/F  
LOT 3  
ASJ RENTALS, LLC  
TMS: 031-001-010  
DB. 2722, PG. 134  
PB. ZZ, PG. 57
- N/F  
LOT 2  
ASJ RENTALS, LLC  
TMS: 031-001-011  
DB. 2291, PG. 87X  
PB. 100, PG. 52
- N/F  
LOT 1  
ASJ RENTALS, LLC  
TMS: 031-001-012  
DB. 1701, PG. 90X  
PB. ZZ, PG. 57

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



MANCHESTER EXPRESSWAY  
(45TH STREET)

EARLINE AVENUE



# Daniel Plaza

COLUMBUS, GA

LANDSCAPE PLAN

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.

## Columbus Ledger Enquirer

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### Update: Walmart Neighborhood Market planned for Manchester Expressway

Development adjacent to Columbus Tech includes 41,983-square-foot grocery store, retail space, gas station

By TONY ADAMS

tadams@ledger-enquirer.com July 16, 2014

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Walmart Neighborhood Market PHOTO PROVIDED BY WALMART, INC.



A Walmart Neighborhood Market, the mega-retailer's grocery store format, is planned for Manchester Expressway, adjacent to Columbus Technical College.

The 41,983-square-foot store is to be built on just over eight acres at 1042 Manchester Expressway, the former home of Daniel Elementary School, said Matt Sasser, an Atlanta-based developer representing rezoning applicant, Bright-Meyers Manchester LLC, at Wednesday's Columbus Planning Advisory Commission.

"We would like to start construction the first quarter of next year and probably be opening the year after that," Sasser said moments after PAC members gave their approval of the project, sending the rezoning case to Columbus Council at a date to be determined.

Bright-Meyers Manchester is seeking to have the property rezoned from residential multifamily to general commercial.

The Muscogee County School District still owns the land and empty brick structure on the property. In May, the Muscogee County School Board approved a "right to purchase agreement" with Bright-Meyers, with a price tag of \$1,225,000.

"They have to get all of their approvals in place and then we will close soon after that. I hope sometime this fall, but we don't have a date," said Myles Caggins, chief operations and facilities officer for the school district. "They're wanting to move on it pretty fast."

The Walmart Neighborhood Market will be accompanied by 10,500 square feet of additional retail space, along with a 12-pump gas station operated by Walmart. There also will be 210 parking spaces, with eight of those reserved for handicapped consumers.

"It's a main retail corridor running through Columbus with high density. And it's the college, too," Sasser said of the decision to locate the supermarket and retail center on Manchester Expressway, next to Columbus Tech and several thousand students who attend the school.

The city has obtained a traffic study for the proposed development and is reviewing it. The developers are proposing road improvements in the area, including decel lanes, widening Earline Avenue to three lanes and installing a signal at that avenue's intersection with Manchester Expressway.

Columbus Technical College President Lorette Hoover, who met with the developers last week, said she welcomes any improvements that slow traffic down and make the area safer. Hundreds of students cross the expressway each day as they move between classrooms and parking on each side of the five-lane road.

"We have had over the years plenty of accidents at our traffic light where the cross lane is," she said. "Some of them were very horrible and tragic accidents. So maybe that additional traffic light will help slow down the traffic since the road department removed the school zone flashing light" fronting the former Daniel Elementary.

Aside from safety, Hoover said she welcomes the retailer, which obviously will be used by some of her college's 6,300 students seeking degrees. The college also oversees about 1,800 adult education students.

"Walmart is a great retailer and they'll make a good neighbor," she said. "Walmart's known for giving scholarships to technical school students."

A Georgia Department of Transportation traffic study from 2012 shows 16,580 vehicles passing the proposed site of the Walmart Neighborhood Market each day, then jumping as high as 33,000 vehicles heading farther east on Manchester Expressway toward Interstate 185.

Just east of the proposed center, Veterans Parkway from downtown Columbus northeast to J.R. Allen Parkway, carries between 25,000 to 30,000 vehicles each day, the traffic study shows, while J.R. Allen at the Second Avenue exit not far from the proposed Walmart market sees between 59,000 and 64,000 vehicles daily.

Bentonville, Ark.-based Wal-Mart Stores Inc. began designing the neighborhood market format in 1998 as a smaller footprint to compete with traditional grocery stores. But the rollout has become more urgent with the rapid growth in smaller retailers, such as Dollar General and Family Dollar, which have been opening locations aggressively in recent years amid the recession and slow recovery. Those locations also are selling more food products.

The Walmart Neighborhood markets average about 38,000 square feet and employ up to 95 people, according to the retailer's website. It had 365 such stores in the U.S. as of May 31. Supercenters average about 182,000 square feet, while also selling clothing, hardware and larger household items, gardening goods and automotive products, including tires and batteries.

Walmart's top executives have publicly stated their goal is to reach 500 markets, which are easier to navigate and carry typical grocery fare — fresh produce, meat and dairy products, bakery and deli foods, and smaller home, health and beauty goods. The outlets also have pharmacies, which compete head to head with a growing segment that includes Walgreens, CVS and Rite Aid.

Walmart's U.S. presence also includes 3,325 supercenters, 497 discount stores, 636 Sam's Club stores, and 63 small-format outlets that range from Walmart Express (about 15,000 square feet) to stores geared toward Hispanics, such as Amigo and Supermercado.

The proposed Walmart Neighborhood Market in Columbus is jumping into an already crowded grocery market. A half-mile away on River Road is a Piggly Wiggly store, while Publix is 2.3 miles north on Bradley Park Drive. Its own Walmart Supercenter on Airport Thruway is just 2.4 miles away.

This is the second Walmart project to surface this year, with the retailer unveiling plans in May to open a 150,000-square-foot supercenter off Victory Drive in south Columbus, where Baker High School once stood. The 18-acre site will include about 21,000 square feet of additional retail space.

Sasser, who is working on that project as well, said he expects construction on the supercenter to begin in early 2015, with it taking about a year to complete. The real-estate executive said he knows of no other Walmart Neighborhood Markets targeted for the Columbus area. "I do think that they are looking at other sites," he said. "I'm not personally, though."

There now are three supercenters in Columbus — Airport Thruway, Whittlesey Boulevard and Gateway Road — and a smaller Walmart discount store on Buena Vista Road. There also is a supercenter on U.S. Highway 280/431 in Phenix City.