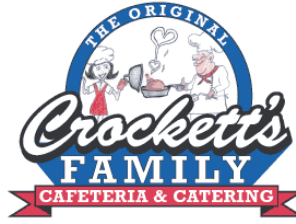


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GAME TESTED. ATHLETE APPROVED.™



LA NAILS



FUN FACTORY



{ YOUR
STORE
HERE }

Town Central

SHOPPING CENTER

Milledgeville, GA

A Bright-Meyers Development Project

Fletcher Bright Company
423-755-8830

Meyers Brothers Properties LLC
404-252-1499

Town Central

SHOPPING CENTER

Milledgeville, GA

- A 140,097 sf shopping center with retail space for lease
- Located in high traffic area on Hwy 441
- Just South of Milledgeville Mall



For Leasing Information Call:

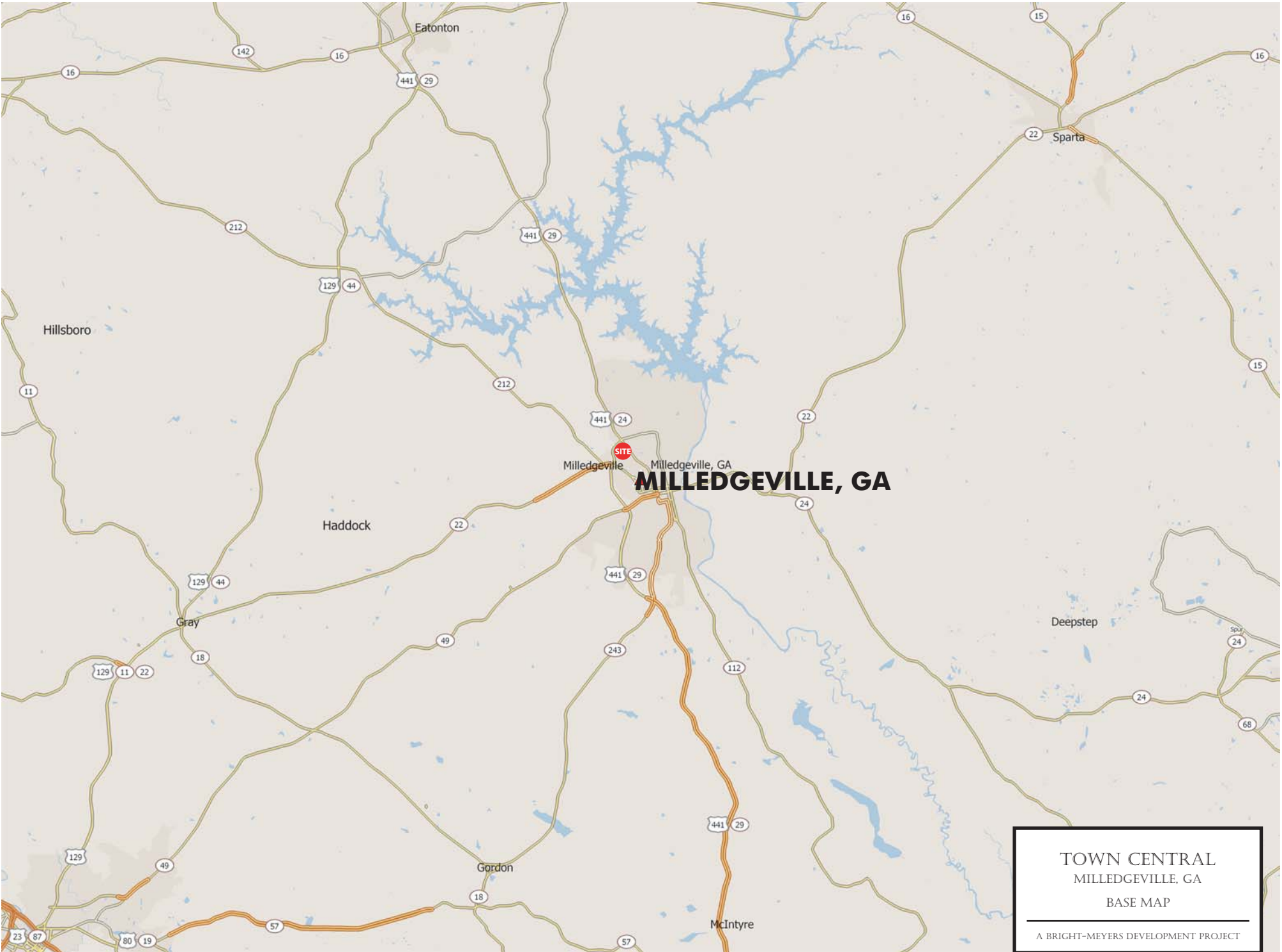
800-446-3289

A Bright-Meyers Development Project

The Fletcher Bright Company
Meyers Brothers Properties, LLC



* 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.



MILLEDGEVILLE, GA

TOWN CENTRAL
MILLEDGEVILLE, GA
BASE MAP
A BRIGHT-MEYERS DEVELOPMENT PROJECT

TOWN CENTRAL
MILLEDGEVILLE, GA
AERIAL

 Town Central Site

A BRIGHT-MEYERS DEVELOPMENT PROJECT



SITE

Lake Oliver Hardy

Youth Development Center Lake

US 441

Robertson Mill Road

Hammock Road

N Columbia St

US 441 By-Pass

29

22

24




Milledge

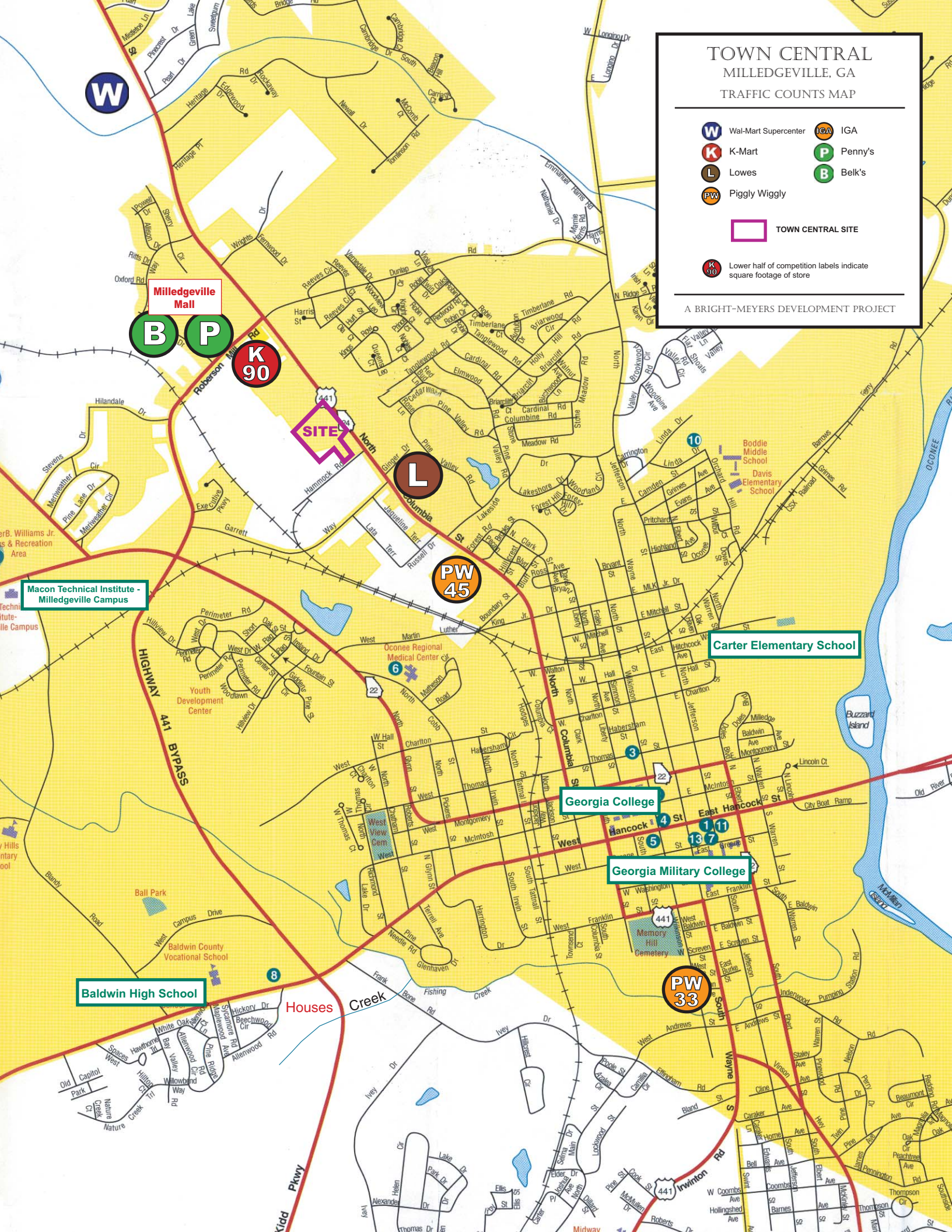
TOWN CENTRAL
MILLEDGEVILLE, GA
TRAFFIC COUNTS MAP

-  Wal-Mart Supercenter
-  IGA
-  K-Mart
-  Penny's
-  Lowses
-  Belk's
-  Piggly Wiggly

 TOWN CENTRAL SITE

 Lower half of competition labels indicate square footage of store

A BRIGHT-MEYERS DEVELOPMENT PROJECT



Milledgeville Mall

B **P**

K 90

SITE

L

PW 45

Macon Technical Institute - Milledgeville Campus

Carter Elementary School

Georgia College

Georgia Military College

Baldwin High School


PW 33

Houses Creek

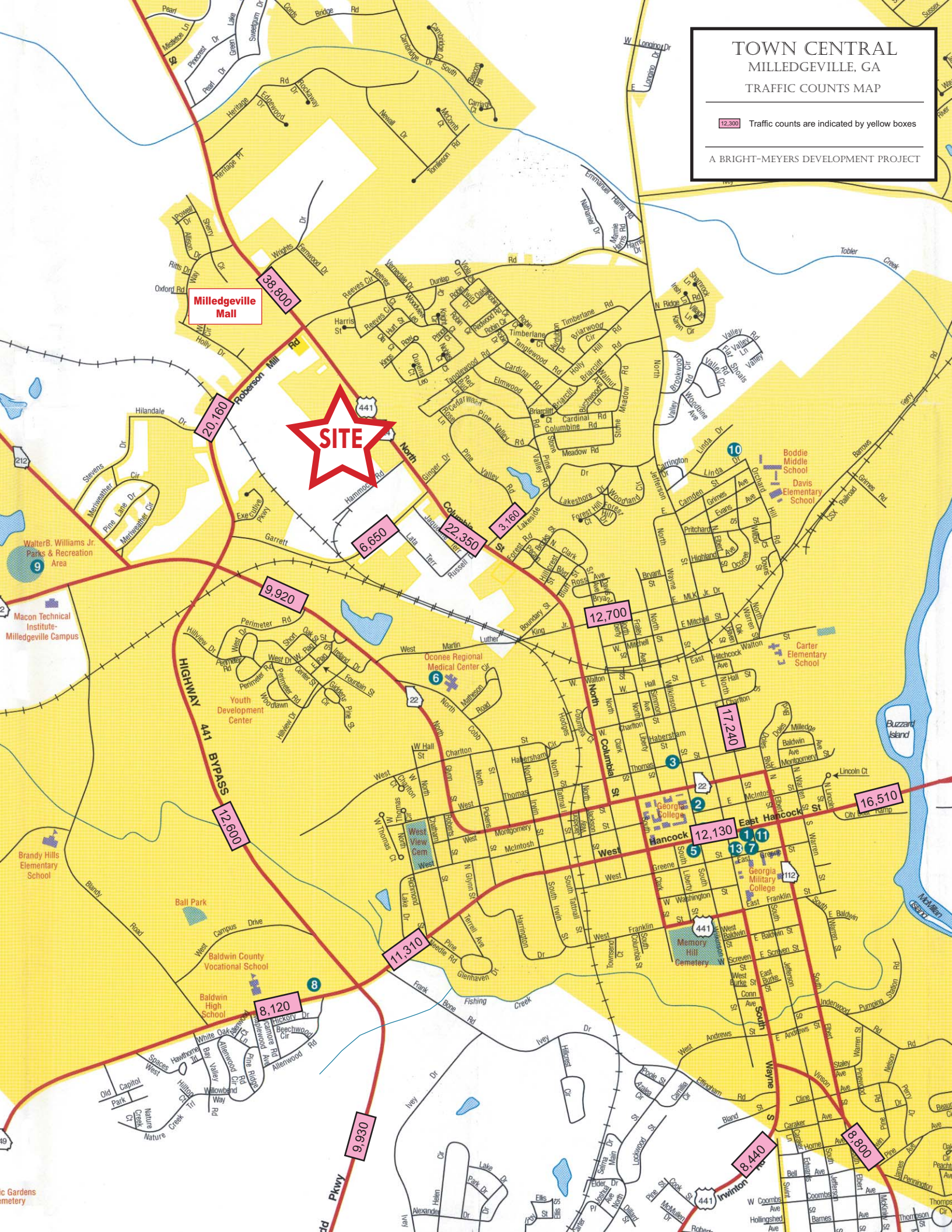
Kidd Pkwy

Midway

TOWN CENTRAL MILLEDGEVILLE, GA TRAFFIC COUNTS MAP

 Traffic counts are indicated by yellow boxes

A BRIGHT-MEYERS DEVELOPMENT PROJECT



Town Central

SHOPPING CENTER

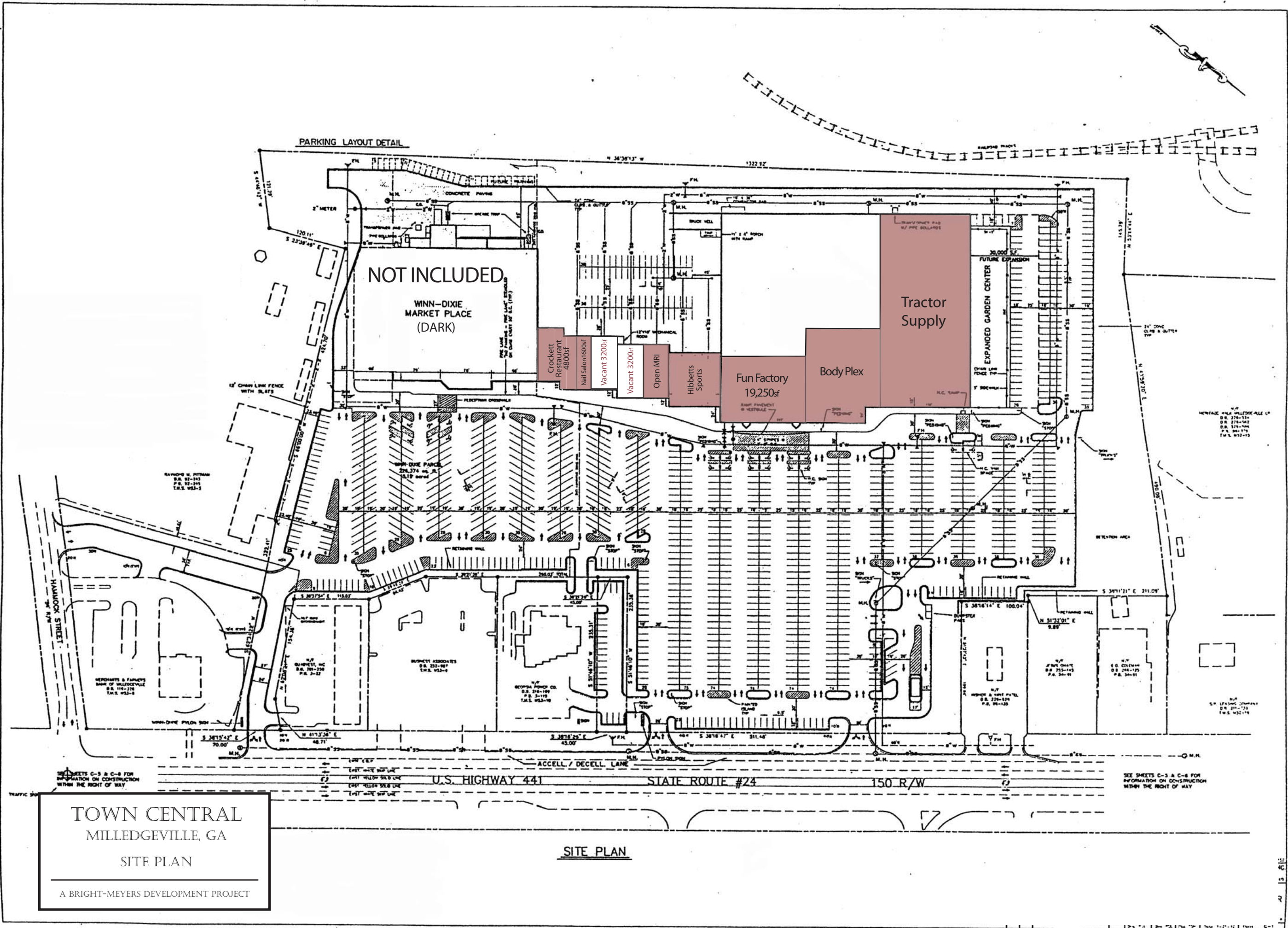
Milledgeville, GA

SITE DEMOGRAPHICS

	2 Mi Ring	3 Mi Ring	5 Mi Ring
2012 Population	9,886	17,044	28,526
2000 Population	9,252	14,504	27,374
00-12% Pop Change	7%	18%	4%
2012 Households	4,134	6,645	10,972
2012 Avg HH Income	\$41,276	\$43,500	\$44,900



Coordinates: 33.10339, 83.25117



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

:: Baldwin County ::

Community Profile

County Formed June 27, 1806

County Seat Milledgeville

Incorporated Cities Milledgeville

Total Area 258.5 square miles

History Georgia's 27th county was named for Abraham Baldwin, a member of the Continental Congress and author of the bill to create the nation's first state university, now the University of Georgia.

Milledgeville was laid out in 1803, designated as the state capital in 1804, and incorporated in 1806. The city served as state capital until that honor was transferred to Atlanta on April 20, 1868. Milledgeville, named for Governor John Milledge, is the county's only incorporated city.

The historic district of Milledgeville includes the Old State Capitol and Governor's Mansion, as well as a number of noteworthy private homes. According to the National Trust for Historic Preservation, Milledgeville is the only surviving example of a complete "Federal Period" city. It is also the only city designed specifically to be a state capital.

Points of Interest With 15,330 acres of water and 417 miles of shoreline, Lake Sinclair is an important recreational resource for the county.

The State of Georgia has a strong presence in the county with the Middle Georgia Correctional Institution, Central State Hospital, the Youth Development Center, and two University System units.

Notable Citizens Notable Georgians from Baldwin County include the Honorable Carl Vinson, who served Georgia as a U.S. Congressman for 50 years; writer Flannery O'Connor; and comedian Oliver Hardy. Georgia College's Ina Dillard Russell Library is home of the Flannery O'Connor Collection and includes manuscripts by O'Connor and her personal collection of more than 700 books and journals.

Higher Education Georgia College and State University, Central Georgia Technical College, and Georgia Military College.

Annual Events Baldwin County is home to a number of festivals and events including water skiing tournaments in July, the Brown's Crossing Craftsmen Fair in October, and the Candlelight Tour of Homes in December.

County <http://www.baldwincountyga.com/>

Chamber of Commerce <http://www.milledgevillega.com/>

Additional County Info <http://www.georgiaplanning.com/CountyPortal/countyportal.asp?FIPS=13009>



Governor's Mansion, Milledgeville



Georgia Military College, Milledgeville