



SUMMERHILL

a village within a city

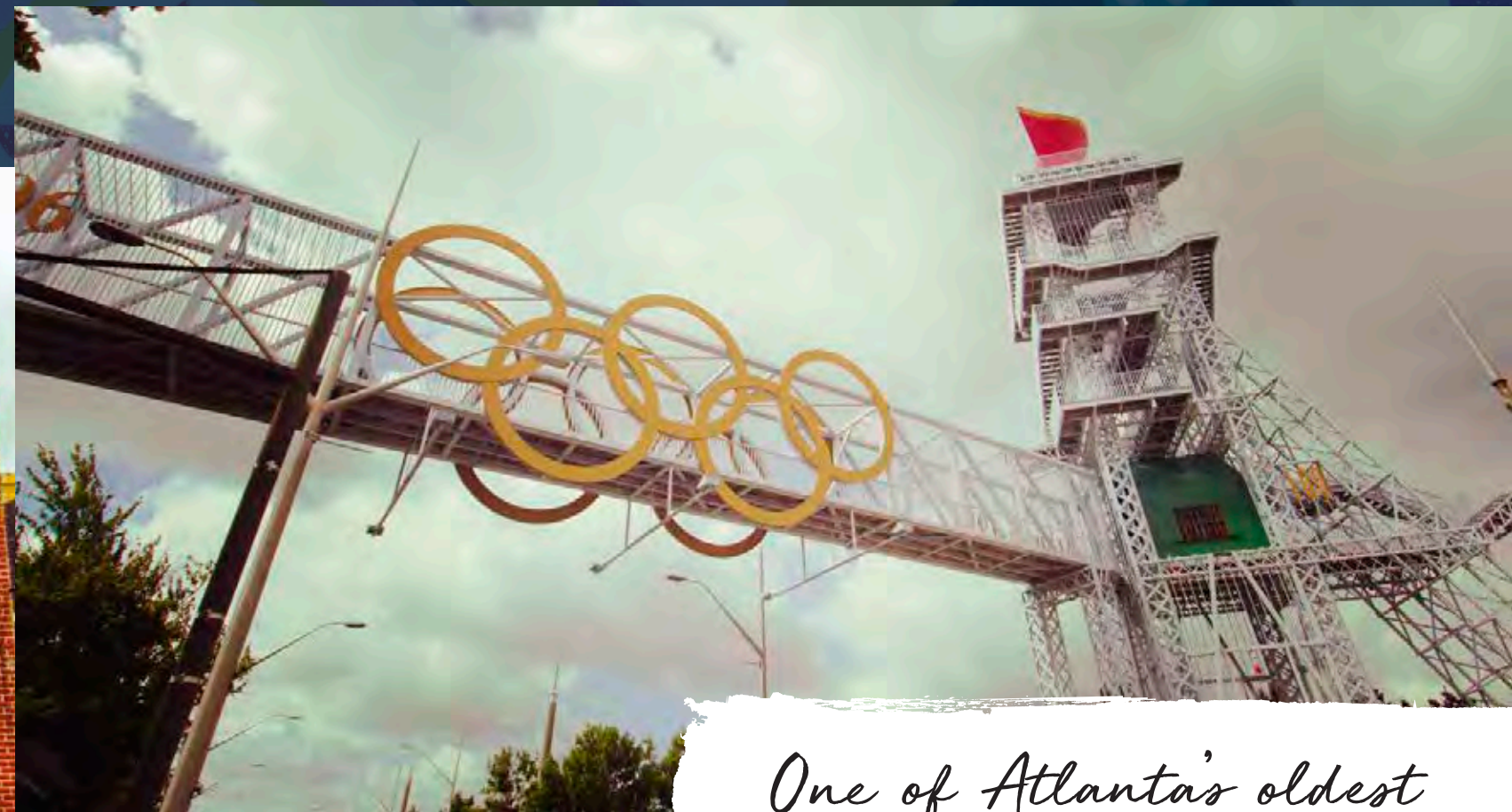
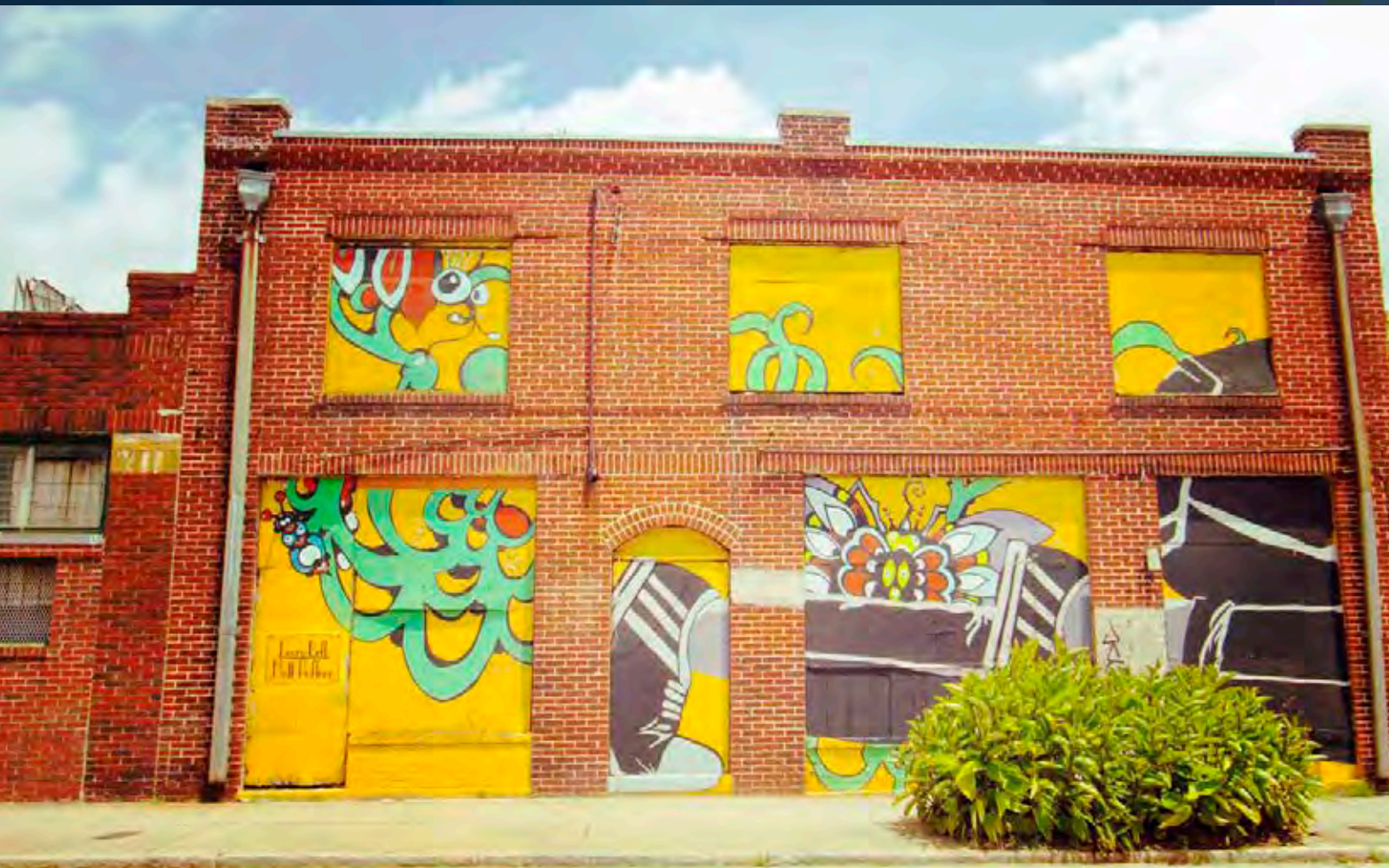
History of Summerhill

Atlanta's Oldest Neighborhood

The Beatles played here. Hank Aaron hit homerun 715 here. World Champions competed here. Muhammed Ali lit the Olympic cauldron here. And here, shaped by a history spanning the Civil War and the Civil Rights Movement, one of Atlanta's oldest neighborhoods begins its next evolution.

With unrivaled access and an iconic gateway location, Summerhill is positioned to become the gathering place that merges historic neighborhoods with Georgia's largest university and downtown Atlanta's vibrant business and tourist core.

The junction of Hank Aaron Drive and Georgia Avenue is taking new shape, unfolding in small blocks of tree-lined streets in a place that blends academics, culture, local athletics, commerce, and housing in a natural evolution that is true to its place.



One of Atlanta's oldest neighborhoods begins its next evolution.

A village within a city

Located at the City of Atlanta's crossroads, Summerhill integrates culture, academics, sports, businesses, retail, entertainment, and residential into a vibrant, urban 'village within a city'.

The 80-acre redevelopment site of the former Turner Field Stadium, will be your new gateway to downtown Atlanta featuring approximately:

- Retail: 350,000 s.f.
- Office: 900,000 s.f.
- Multifamily: 965 units
- Student housing: 700 beds

The urban village streetscape will be energized by restaurants and cafes, fine dining, live music venues, ethnic food trucks, first-to-market breweries, collegiate athletics, integrated wellness and an array of personal services.



About Metro Atlanta



#1 airport

in the world



One of the fastest-growing metro areas

in the country



Ranked #4 in the country

for number of new residents added in 2016



51 million

annual tourists



\$85 billion

investments in transportation projects through 2040



\$12 billion

investments in transit expansion through 2014



1.5 million

jobs projected to be added due to the strong economy



59%

of new jobs in GA are in Metro Atlanta

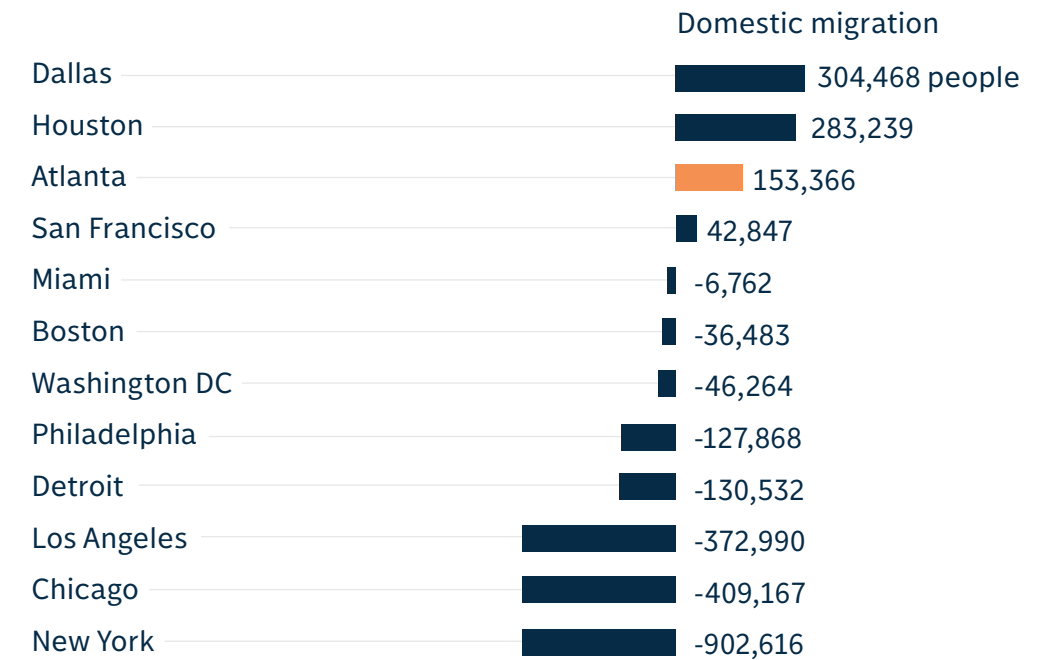


4.8%

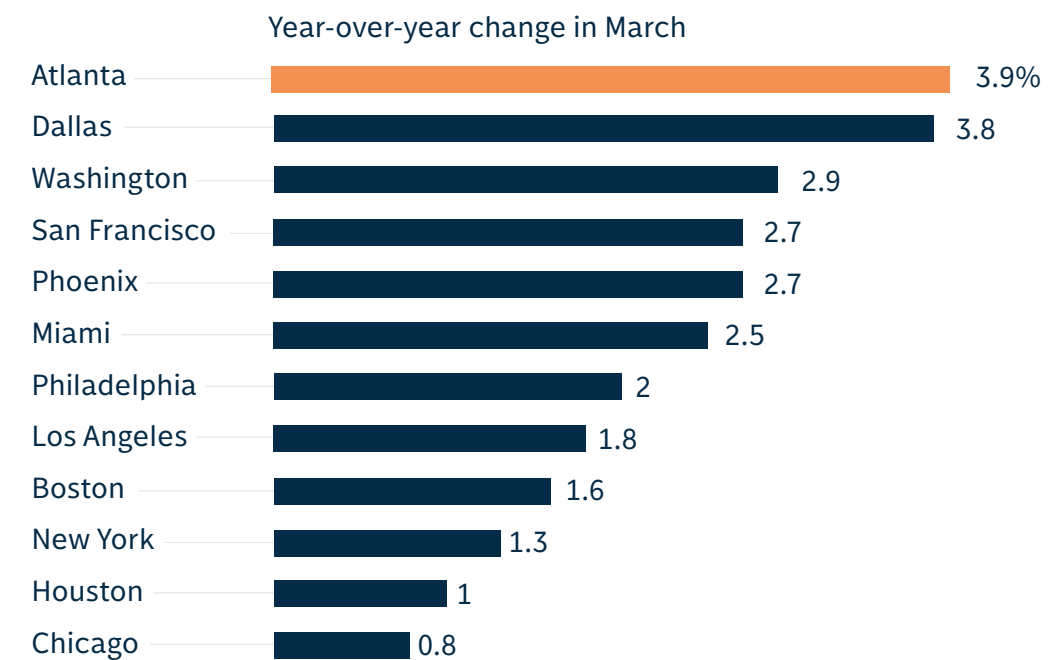
unemployment rate in 2016

(trending downward since 2010 from 10.5%)

Americans ditched the coasts for the south from 2010-2016



Job growth by US metropolitan area



Home to Georgia State University

GSU Stadium includes:

GSU Parker H. Petit Field at Georgia State Stadium

- Home to GSU Panther Football Team
- GSU Athletic Offices
- Chop House restaurant/bar and the 755 Club have been renamed the State House Grill and the University Club
- Entry plaza has been renamed the 1913 Promenade

Sharing the location with Summerhill will be Georgia State University (GSU), the largest school in the University of Georgia system, with more than 51,000 students.

With the Summerhill redevelopment, GSU will feature housing for students and athletes combined with marquee attractions:

- Parker Petit Field, a new 22,000-seat football stadium – home to the GSU Panthers
- A new 1,000-seat ballpark for the University's team
- GSU's Athletic Offices



Summerhill is also a short transit ride from Georgia Tech, providing proximity for collaboration with researchers and academics.

Summerhill will become an educational community that empowers new levels of multi-disciplinary inquiry and fosters partnerships with surrounding industries.



A campus without boundaries in downtown Atlanta...

"We've never been a traditional campus... We want Georgia State University to be interwoven with Atlanta."

(Mark Becker, GSU President)



Strong market fundamentals

Summerhill provides strong and growing demographics like no other.

Demographics	3-mile
Daytime Population	197,978
Residential Population	150,658
Median Age	31.8
Median Household Income	\$66,538
Median House Value	\$211,363
Student Population	47,639
Businesses	10,598
Retail Spending	
Apparel and Services:	\$118,088,839
Entertainment and Recreation:	\$161,149,088
Food and Beverage:	\$462,418,128

Source: Esri



Savvy, urban consumers

Metro Renters



Median Age: 31.8
Median HH Income: \$52,000

- Well-educated
- Enjoys fine arts
- Environmentally responsible
- Enjoys socializing
- Tech savvy

Emerald City



Median Age: 36.6
Median HH Income: \$52,000

- Well-educated
- Enjoys music and fine arts
- Environmentally responsible
- Health-conscious/organic food consumers
- High usage of mobile phones and text message

Laptops and Lattes



Median Age: 36.9
Median HH Income: \$93,000

- College-educated
- Health-conscious
- Environmentally responsible
- Exercise regularly
- Image-conscious

College Towns



Median Age: 24.3
Median HH Income: \$28,000

- Limited income
- Trendy in fashion
- Crave experiences and adventure
- Influenced by celebrities
- Pedestrian and bike-friendly



Strong Traffic Counts



Gateway to trending neighborhoods

Summerhill is a neighborhood directly south of Downtown Atlanta between the Atlanta Zoo and Georgia State Stadium. It is bordered by the neighborhoods of Grant Park, Mechanicsville, and Peoplestown. Summerhill is one of 26 Atlanta neighborhoods making up the Atlanta Neighborhood Planning Unit system. It is part of Atlanta's NPU-V.

- **22 miles** beltline connecting 45 neighborhoods
- **9.4-mile** Summerhill Bus Rapid Transit, connecting downtown to midtown, projected for 2024 opening
- **214,000** average Marta weekday ridership
- **450,000** cars per day
- **2 interstates** busiest cross-section
- **8 minutes** drive to airport



Summerhill master plan



Quick facts:

80 acre site of phased retail, office and residential

Flexible zoning and density up to 9 million square feet

Current plan assumes:

- Up to 350,000 SF of retail
- 900,000 SF of office
- 700 beds of student housing
- 965 multi-family units
- 100 townhomes

Project timeline

Fall 2018

- GA Ave (50,000 sf)

Fall 2019

- GA State Housing
- Townhomes (100)

Spring 2019+

- GA State baseball stadium
- GA State basketball arena & convocation center (25,000 seats)
- Office
- Hank Aaron (300,000 sf)

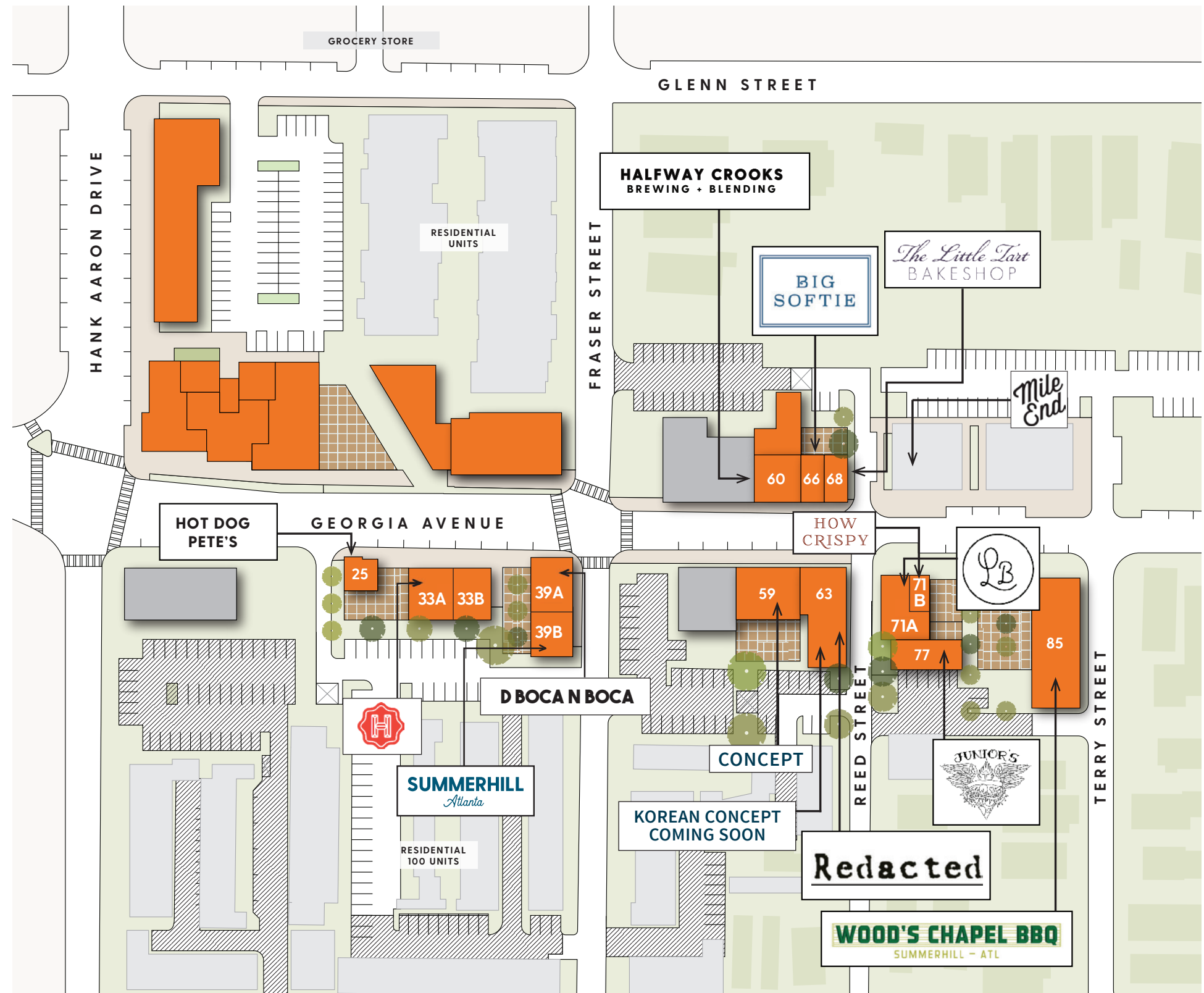


Georgia Avenue

SUMMERHILL ATLANTA



TENANT	STATUS	SQUARE FOOTAGE
25 HOTDOG PETE'S	Signed Lease	780 + patio (748)
33A HERO DOUGHNUTS	Signed Lease	2,144 + patio (1,664)
33B Level 1	Available	1,003
Level 2	Available	3,000
39A D BOCA N BOCA	Signed Lease	1,760 + patio (884)
39B SUMMERHILL OFFICE	Available	1,437 + patio (1,255)
Level 2	Available	3,200
59 CONCEPT	Signed Lease	2,569 + patio (2,009)
60 HALFWAY CROOKS BEER	Signed Lease	3,427
63 KOREAN CONCEPT - COMING SOON	Signed Lease	3,069 + rooftop patio (1,492)
REDACTED COCKTAIL BAR (Basement)	Signed Lease	1,484
66 BIG SOFTIE ICE CREAM	Signed Lease	598
68 THE LITTLE TART BAKE SHOP	Signed Lease	985
70 MILE END DELI	Signed Lease	3,641
71A LITTLE BEAR	Signed Lease	1,350
71B HOW CRISPY EXPRESS	Available	749 + patio (441)
77 JUNIOR'S PIZZA Level 2	Signed Lease Available	1,995 + patio (763) 2,000
85 WOOD'S CHAPEL BBQ	Signed Lease	5,264



GEORGIA AVENUE SIGNED TENANTS



HALFWAY CROOKS BREWING & BLENDING 60 Georgia Avenue

Owned by well-known local brewers Shawn Bainbridge and Joran Van Ginderachter, Halfway Crooks will be Georgia's first premise brewery in the state of Georgia, meaning their focus will not be on distribution but will be on on-site beer sales. Ginderachter is currently the brewmaster at Three Taverns, a top-ten rated Georgia brewery, and is one of three Belgian brewers currently working in the US.



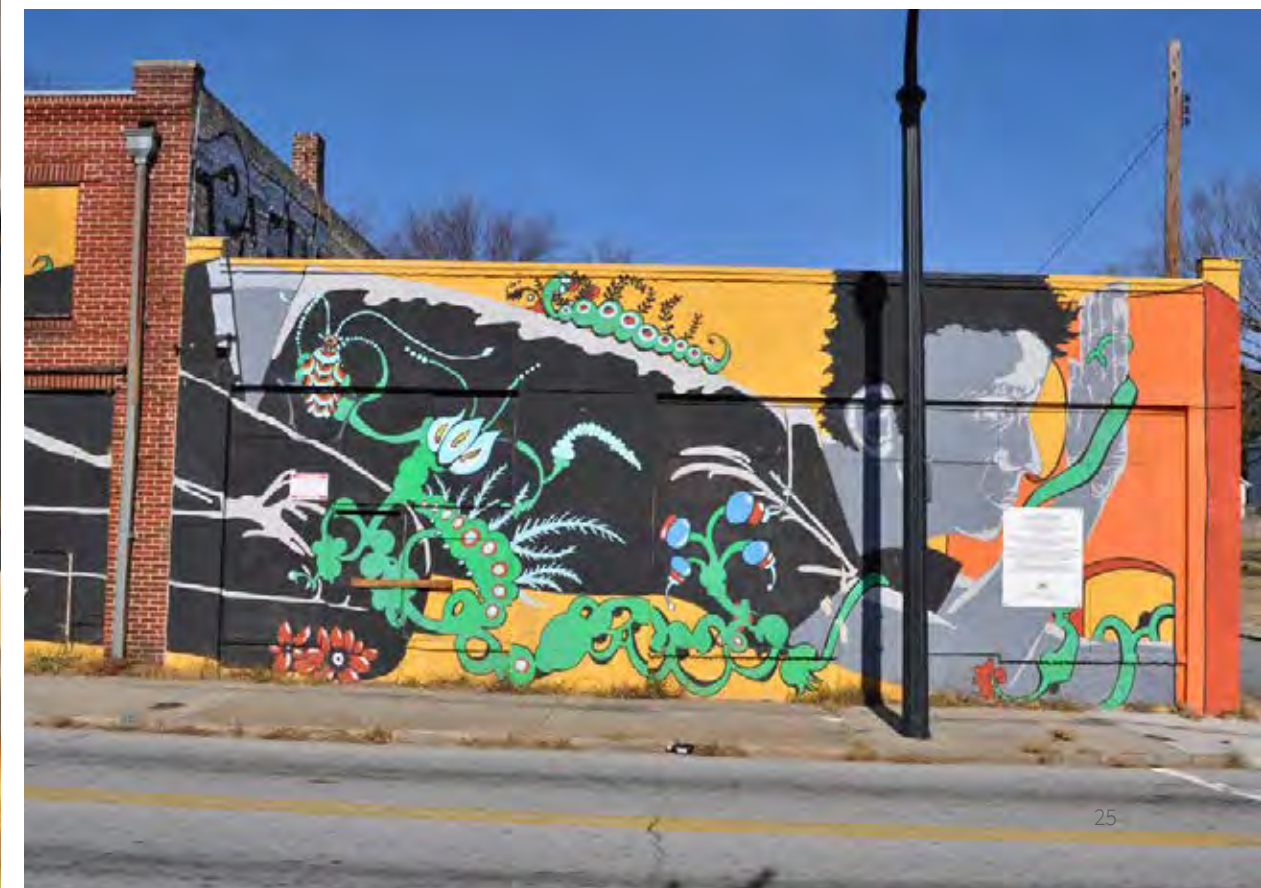
GEORGIA AVENUE SIGNED TENANTS



LITTLE TART BAKERY & BIG SOFTIE ICE CREAM

66 Georgia Avenue & 68 Georgia Avenue

Pastry chef Sarah O'Brien, chef and owner of Little Tart bakery on Memorial Drive and in Krog Street Market, will open a third outpost on Georgia Avenue. She has been voted a James Beard Outstanding Baker Finalist for three years running. Sarah will also open a new soft-serve ice cream shop that will feature homemade cones, toppings and baked goods.



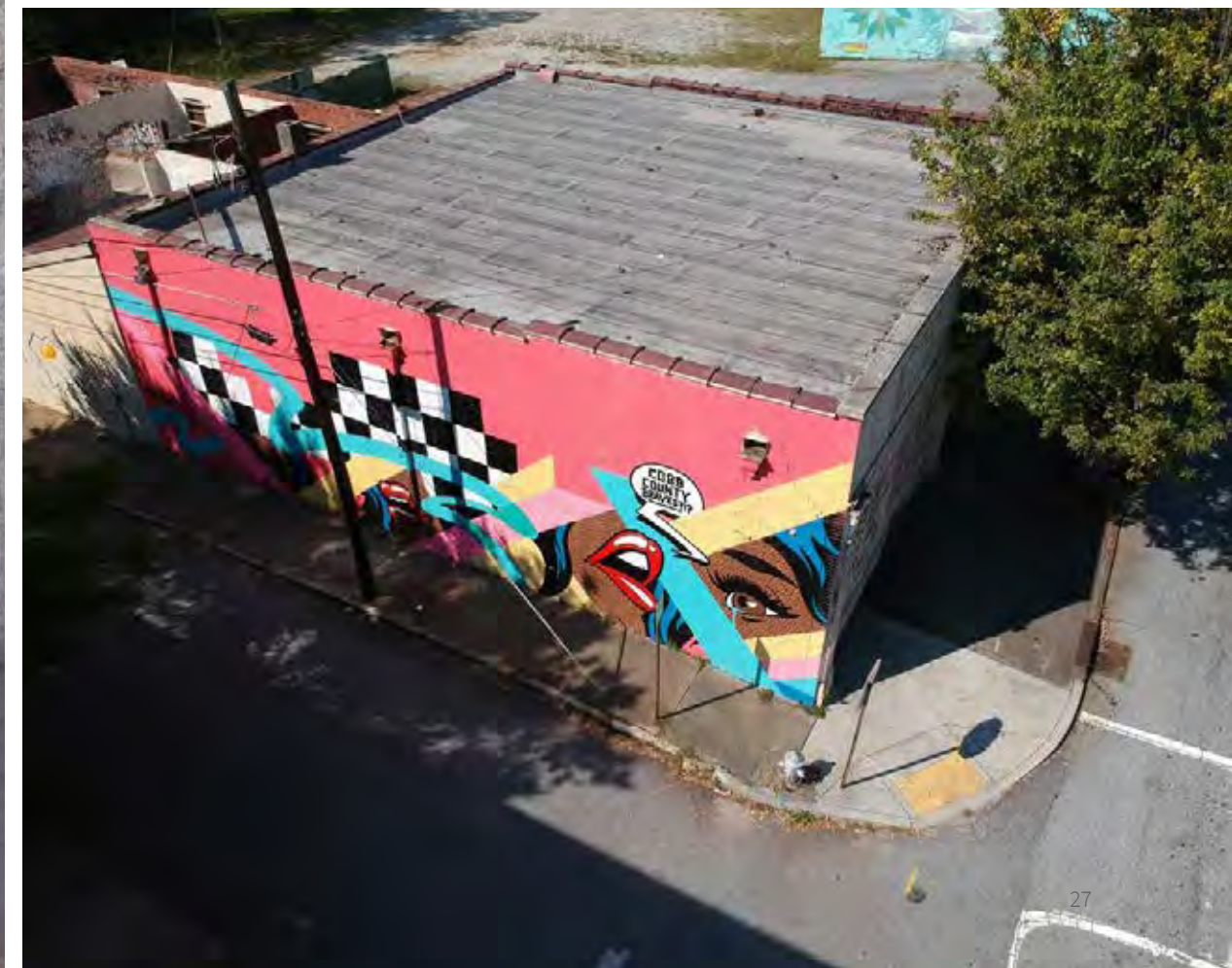
GEORGIA AVENUE SIGNED TENANTS



WOODS CHAPEL BBQ

85 GEORGIA AVENUE

Wood's Chapel is a new concept heralded by the team behind popular Atlanta restaurants General Muir, Fred's Meat and Bread, Yalla, West Egg Café and The Canteen. Todd Ginsberg, the restaurant's chef, was a semifinalist for the James Beard Best Chef award in the southeast in 2014-2015. This will be their first barbecue concept and will include an experiential component of seeing the meat smoked onsite.



Georgia Ave. rendering



Georgia Ave. rendering



100,000 SF OFFICE, 30,000 SF RETAIL



*Achieve
Ambitions*

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