



— THE —
COLLECTION
— AT FORSYTH —



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AT FORSYTH



35 MILES NORTH
of Downtown Atlanta



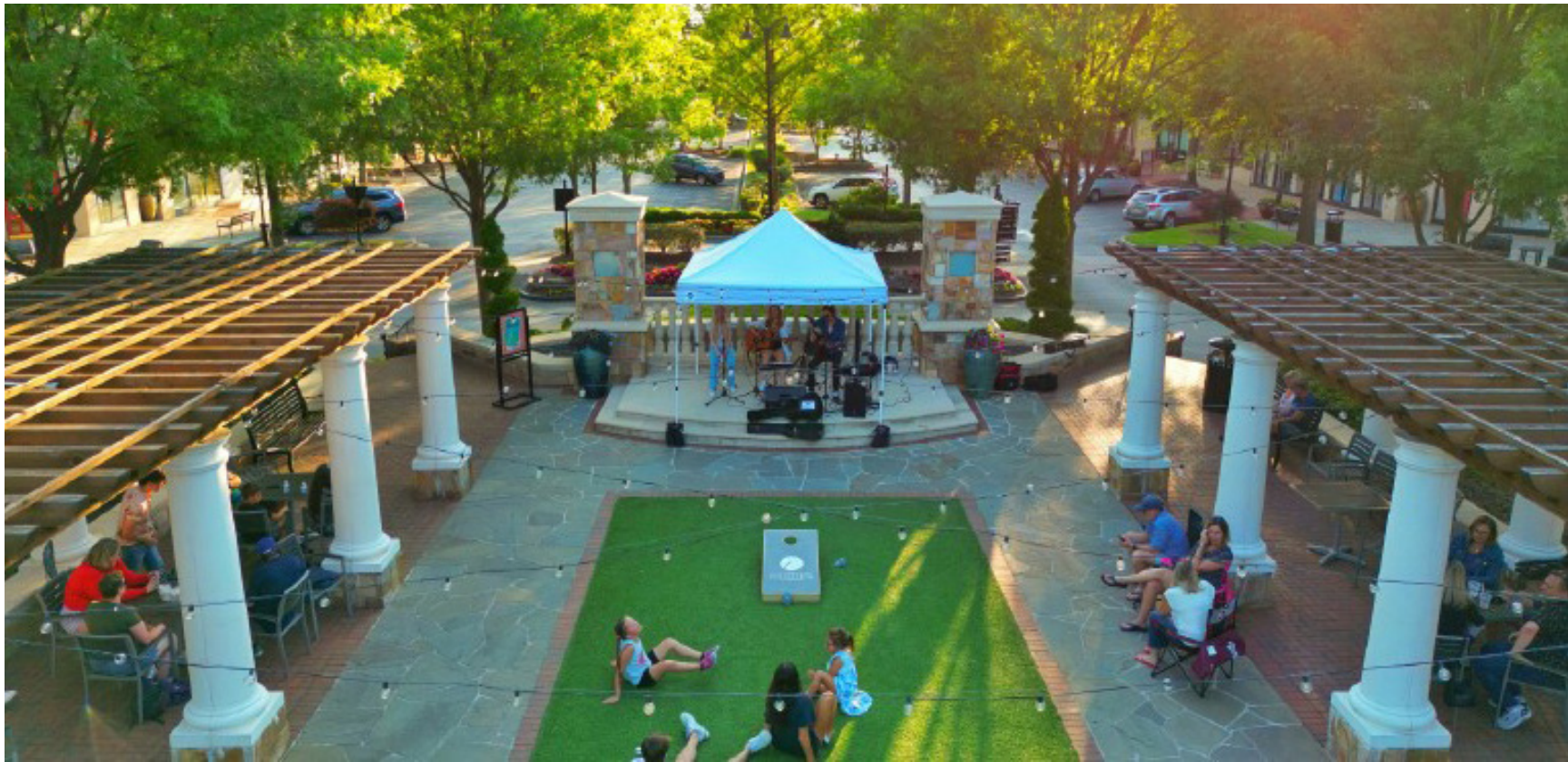
OPEN AIR, MIXED-USE CENTER
Retail, Restaurant, Entertainment, Hotel, & Office



565,000 SF
80+ Retailers & Restaurants | 2500+ Parking Spaces



GA-400 & PEACHTREE PARKWAY
124,000 VPD



MARKET & TRADE AREA

At The Collection at Forsyth

#1 COMMUNITY for Incoming Investment | #1 WEALTHIEST County in the Georgia | GRADUATION RATE of 94% | HIGHEST TEST SCORES in the Region

The Collection at Forsyth shoppers:



5M+ Visitors
Annually



Average Household Income
of \$172,026



Average Dwell Time
of 78 minutes

| Population | 3 Mile | 5 Mile | 10 Mile |
|--------------------|--------|---------|---------|
| 2022 Estimate | 56,726 | 145,811 | 482,324 |
| 2027 Projection | 61,939 | 158,760 | 509,182 |
| % Growth 2022-2027 | 1.77% | 1.72% | 1.09% |
| Population by Race | | | |
| White | 79.9% | 81.4% | 74.4% |
| Black | 3.6% | 3.5% | 7.1% |
| Asian | 10.2% | 9.4% | 12.9% |
| Hispanic | 10.3% | 9.4% | 8.8% |
| Median Age | | | |
| % Age 15-24 | 10.8% | 11.0% | 12.3% |
| % Age 25-44 | 27.5% | 27.1% | 26.3% |
| % Age 45-64 | 24.4% | 24.9% | 28.2% |

| Households | 3 Mile | 5 Mile | 10 Mile |
|-------------------------|-----------|-----------|-----------|
| 2022 Estimate | 18,574 | 47,740 | 164,065 |
| 2027 Projection | 20,250 | 51,936 | 173,098 |
| 2022 Kids Below 18 | 28.8% | 29.4% | 26.4% |
| Avg. Household Income | | | |
| 2022 Estimate | \$165,451 | \$172,026 | \$167,030 |
| % Earning \$100,000+ | 66% | 68% | 65% |
| 2027 Projection | \$182,237 | \$191,975 | \$188,769 |
| Education | | | |
| % College Educated | 84.3% | 84.7% | 82.9% |
| Business & Employment | | | |
| 1 Mile | 5 Mile | 10 Mile | |
| Business Establishments | 1,737 | 5,989 | 17,404 |
| Daytime Employment | 7,271 | 73,480 | 245,095 |

ESRI PROJECTS POPULATION
AND HOUSEHOLD GROWTH AT

2.0% ANNUALLY

within a 5 mile radius of the property, which is
double the growth rate for the Atlanta MSA.

AVERAGE HOUSEHOLD INCOME

\$172,026

within 5 miles of the property

FORSYTH COUNTY WAS NAMED

**ONE OF THE BEST PLACES IN
AMERICA TO GET AHEAD**

by Forbes Magazine

7,300 +

UNITS OF FUTURE RESIDENTIAL UNITS
ARE PLANNED IN FORSYTH COUNTY



THE
COLLECTION
AT FORSYTH

78%

OF RESIDENTS IN THE AREA
HOLD WHITE COLLAR POSITIONS.

FORSYTH COUNTY IS
EXPECTED TO HAVE ONE OF THE

**HIGHEST POPULATION
GROWTH RATES**

in the Atlanta MSA over
the next five years.

AVERAGE VEHICLES PER DAY

124,000

VPD on adjacent GA-400
and Peachtree Parkway

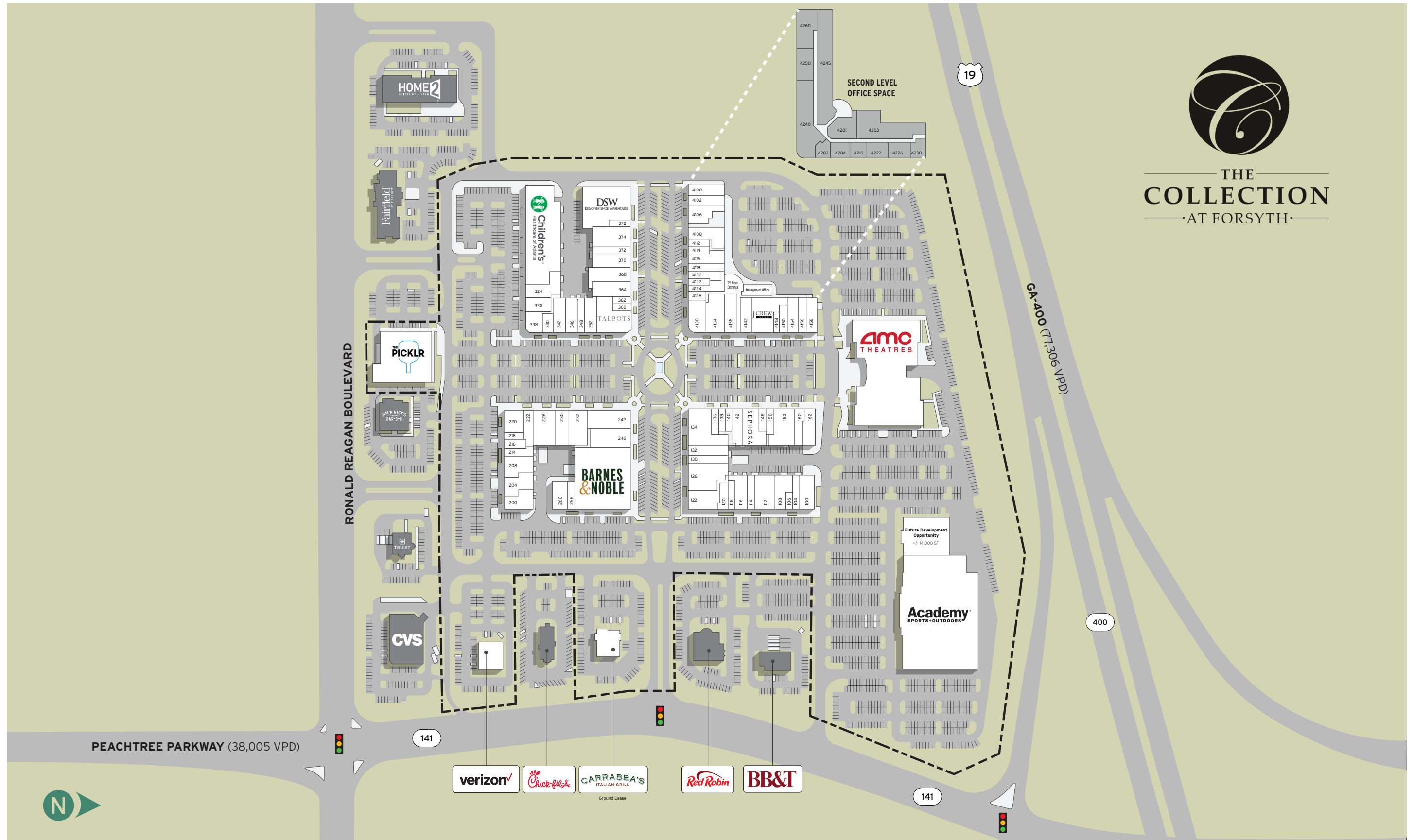
FORSYTH COUNTY IS HOME TO

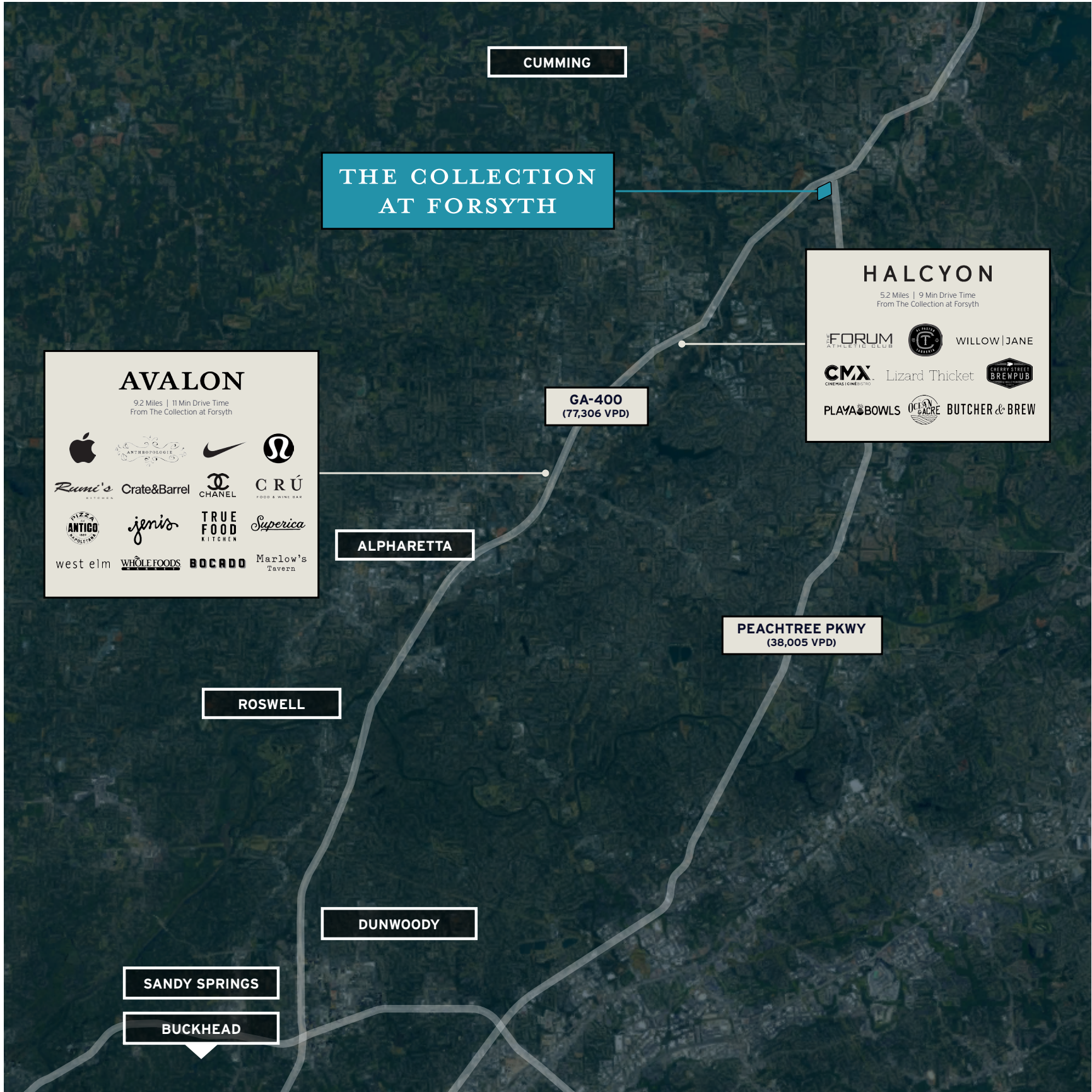
**75+ INTERNATIONAL
COMPANIES**

and more than twenty North American
corporate company headquarters



THE
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AT FORSYTH





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Key Local & Regional Restaurants & Retailers



FUTURE RETAIL SITE PLAN





THE COLLECTION AT FORSYTH

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