

# Atlanta/Sembler Developments

## Commercial Access Comparison Chart

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The following shopping centers are either complete or in development. Most are recent Sembler properties, and most are in the close Atlanta area. As a ratio of commercial SF to exits, this shows that Brookhaven Place has at least half as much access as the least accessible properties. On top of that, no other center shares access with more than a few hundred residences, and Edgewood (which Sembler considers an identical match) is surrounded by an average household income about half that of Brookhaven. Jeff Fuqua of Sembler has said that the center will be supported entirely by the residents who live on campus; therefore reasonable access is not necessary.

Commercial Center	Commercial Sq. Feet	Access/Signals/ Connects	Sq. Feet Per Exit	Acres	Residences Using Exits	Population In 3 Miles	Avg. HH Inc. In 3 Miles	Owner
Phipps Plaza	819,000 SF	9 exits/3 lights/4 streets	91 K	33	0 units	100,000	\$100,000	Simon
Canton Marketplace	800,000 SF	8 exits/3 lights/2 streets	100 K	88	0 units	14,407	\$67,400	Sembler
Brookhaven Place	750,000 SF	3.5 exits/1 light/2 streets	214 K	50	1560 units	106,856	\$100,000	Sembler
Edgewood Center	600,000 SF	6 exits/2 lights/3 streets	100 K	46	35 units	132,200	\$58,000	Sembler
Lindbergh Plaza	500,000 SF	8 exits/3 lights/4 streets	52 K	26	314 units	114,306	\$86,500	Sembler
Perimeter Place	452,000 SF	9 exits/5 lights/3 streets	50 K	42	550 units	78,250	\$96,500	Sembler
The Prado	345,000 SF	5 exits/2 lights/2 streets	69 K	27	0 units	63,000	\$122,500	Sembler
Midtown Place	257,000 SF	3 exits/1 light/1 street	86 K	22	0 units	136,500	\$58,300	Sembler

Sources: Sembler Web Site, Sembler Site Plan, Simon Web site, Brookhaven Realtor Web Sites.