

Sembler Atlanta Projects

Square Footage of Development per Acre

The following shopping centers are either complete or in development. All are recent Sembler properties and all are in the close Atlanta area. As a ratio of SF of usage to a single purchased acre, this shows that Brookhaven Place has a third more density per acre than the previously densest development, Lindbergh Plaza, and almost doubles that of Perimeter Place. Even though land cost for Sembler was lower than expected, Jeff Fuqua of Sembler has said that Sembler cannot afford to develop the property without a third more density than Lindbergh.

Commercial Center	Residential Units	Residential Square Feet	Commercial Square Feet	Combined Square Feet	Acres	Sq. Feet Per Acre	Units Per Acre	Project Cost
Brookhaven Place	1,560	2,340,000	750,000	3,090,000	50	56,181.8	31	\$400
Lindbergh Plaza	314	417,000	400,000	871,000	26	33,536.2	12	
Perimeter Place	550	825,000	452,000	1,277,000	42	30,404.8	13	\$150
Edgewood Center	430	648,000	600,000	1,248,000	46	29,714.3	9	\$110
The Prado	0	0	345,000	345,000	27	12,777.8	0	\$110
Midtown Place	0	0	257,000	257,000	22	11,681.8	0	

Residential density based on an average of 1,500 square feet per unit.

Sources: Sembler Web Site, Sembler Site Plan, Atlanta Bureau of Planning, Lindbergh Plaza Web Site.