

INSIDER

CAMP CREEK MARKETPLACE

Atlanta, GA
1.1 million sq. ft.

Completion (Phase II):

Spring 2006

Developer:

North American Properties
Roswell, GA

Contact:

Tanya Creekmore
vice president, leasing
North American Properties
1080 Holcomb Bridge Road
Building 200, Suite 150
Roswell, GA 30076

(770) 645-6566
Fax (770) 643-9540

Details:

A second phase of construction is underway at Camp Creek Marketplace in Atlanta, GA. Phase Two — which will be developed on a 30-acre tract immediately adjacent to the west side Phase One — will add 300,000 sq. ft. of retail space to the 1.1 million sq. ft. super-regional power center and community hub. The two phases will be connected by a pedestrian-friendly approach.

The open-air retail center is located at the northwest quadrant of I-285 and Camp Creek Parkway.

Phase Two's tenant mix will include American Signature Furniture, LA Fitness, Circuit City, DSW Shoe Warehouse, Publix Supermarkets, Mama Fu's Asian House, Starbucks, Subway, America's Best Contacts and Eyeglasses, Hollywood Video and Bruster's Real Ice Cream. Bank of America and Wachovia have agreed to purchase two of the five outparcels. An additional 15,000 sq. ft. of small shop is currently available.

The center's first phase includes Target, BJ's Wholesale Club, Barnes & Noble, Cost Plus World Market, PETSMART and Linens 'n Things.

Phase Two is scheduled to open in early Spring 2006. □

MALL ACQUISITIONS

Game Properties, Inc., Miami, FL, purchased Suniland Plaza (57,600 sq. ft.), Pinecrest, FL, from *Ram Development Group*, Atlanta, GA, for \$15 million.

The Lightstone Group, Lakewood, NJ, acquired Belz Designer Outlet Center (200,000 sq. ft.), Orlando, FL, and Belz Factory Outlet World (700,000 sq. ft.), Orlando, FL, from *Estein & Associates USA, Ltd.*, Orlando, FL. The Lightstone Group's Baltimore, MD-based subsidiary, *Prime Retail*, will operate and manage the properties.

PROPERTIES FOR SALE

NewBridge Retail Advisors, Inc., Alpharetta, GA, and *O'Leary Partners, Inc.*, Atlanta, GA, are offering Greenbriar Mall (795,390 sq. ft.), Atlanta, GA, for sale. Greenbriar Mall is located on 93 acres directly off I-285 and Langford Parkway. Traffic counts exceed 62,000 cars per day.

NEW TENANTS

Atlas Partners Commercial Brokerage, LLC, BASED, arranged leases for Papa John's at The Brickyards (545,000 sq. ft.), Chicago, IL; and Chernins Shoe Outlet (7,300 sq. ft.) at the Village Shopping Center in Gary, IN.

Azarian Management & Development Company, Midland Park, NJ, signed Stop & Shop to the 65,000 sq. ft. former Ames space in the Hyde Park Mall (130,000 sq. ft.), Hyde Park, NY.

Divaris Real Estate, Inc., Virginia Beach, VA, negotiated a 4,000 sq. ft. lease for It's Fashion at Gateway Plaza in Newberry, SC.

Prime Retail, Baltimore, MD, completed leases for Banana Republic Factory Store (7,000 sq. ft.), Gap Outlet (8,753 sq. ft.) and Tommy Hilfiger (4,640 sq. ft.) at Prime Outlets - Queenstown in Queenstown, MD. The outlet center is currently undergoing an expansion that will add 80,000 sq. ft. of GLA, for a total of 320,000 sq. ft.

The Sembler Company, St. Petersburg, FL, announced that its 469,000 sq. ft. Legacy Place mixed-use center,

which is under development in Palm Beach Gardens, FL, will be home to Publix Super Markets' new natural food format, GreenWise, when the project opens in early 2006.

Westcor, Phoenix, AZ, announced new retailers for several of its centers, including: Johnny Rockets, Tilly's and Under Armour at Arrowhead Town Center (1,131,983 sq. ft.), Glendale, AZ; Io and This Little Piggy Wears Cotton at Biltmore Fashion Park (610,477 sq. ft.), Phoenix, AZ; Carvel, Under Armour and Villa Pizza at Chandler Fashion Center (1,268,056 sq. ft.), Chandler, AZ; La Gran Bota, People's Courthouse, Shiekh Shoes and T-Mobile at Desert Sky Mall (897,319 sq. ft.), Phoenix, AZ; Mi Taquito, Pretzel Time, Shiekh Shoes, T Jam Clothing and Flip Flop Shops at Metrocenter Mall (1.4 million sq. ft.), Phoenix, AZ; Ann Taylor Loft and Tilly's at Paradise Valley Mall (1,223,217 sq. ft.), Phoenix, AZ; and Mrs. Fields, Wetzel's Pretzels and Lane Bryant at Prescott Gateway (547,335 sq. ft.), Prescott, AZ.