

RIVER TRACE

CITY OF GADSDEN, ALABAMA

SITE DATA

ANCHOR A - ROSS DRESS FOR LESS	22,480 SF
MINI A - SHOE CARNIVAL	10,000 SF
MINI B - ULTA	10,000 SF
MINI C - FIVE BELOW	8,000 SF
MINI D - HIBBETT SPORTING GOODS	5,000 SF
MINI E - KIRKLANDS	7,500 SF
ANCHOR C - HOBBS' LOBBY	53,000 SF
SHOPS A	12,000 SF
TOTAL GLA	129,980 SF
ANCHOR D - (LOT 2) - GANDER MOUNTAIN	52,000 SF
TOTAL SHOPPING CENTER SF	174,480 SF
LOT 1 - SHOPPING CENTER	±151,111 ACRES
LOT 2 - GANDER MOUNTAIN	±4,899 ACRES
LOT 3 - FUTURE DEVELOPMENT AREA	±3,344 ACRES
LOT 4 - PANDA EXPRESS	±1,333 ACRES
LOT 5 - KRISPY KREME	±1,331 ACRES
LOT 6	±1.69 ACRES
SHOPS B	7,646 SF

PROPERTY ZONED - B2

LEASING DATA

SPACE	TENANT	AREA
A-1	MOE'S SOUTHWEST GRILL	2,400 SF
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A-3	NAIL SALON	1,200 SF
A-4	LENDMARK FINANCIAL	1,200 SF
A-5	SUPERGOLDS	1,200 SF
A-6	CRICKET	1,200 SF
A-7	PIZZA HUT	1,200 SF
A-8	---	1,800 SF
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A-10	JIMMY JOHNS	1,800 SF

LOT 6	TENANT	AREA
B-1	PANERA BREAD	4,146 SF
B-2	ASPEN DENIAL	3,500 SF

LEASE DIMENSIONS ARE TO THE OUTSIDE OF EXTERIOR WALLS & STOREFRONT, OF PLUMBING PARTITIONS AND TO THE NON-LEASABLE SIDE OF PARTITIONS AT SPRINKLER ROOMS. AREAS ARE ROUNDED OFF TO THE NEAREST ONE-HALF SQUARE FOOT.

THIS EXHIBIT IS DIAGRAMMATIC AND IS INTENDED ONLY FOR THE PURPOSE OF INDICATING THE LOCATION OF THE PRELIMINARY SHOPPING CENTER. EXCEPT RESERVE RIGHTS OF FIRST REFUSAL, EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS, THIS EXHIBIT IS NOT A CONTRACT. THE LANDLORD AGREES TO MAKE NECESSARY CHANGES IN THE PLAN AS THE LANDLORD DEEMS NECESSARY OR APPROPRIATE.

