

Availability Report: December 2006

Blue Ridge Capital

Happy Holidays!

Blue Ridge Capital is pleased to present the following opportunities for your consideration. For additional information, please contact:

Louise C. Jennings
 Director of Leasing & Construction
louise@blueridgecapital.com
 V. 404.364.9094, ext. 204
 F. 404.364.9095
 Toll Free: 1.877.630.9094
www.blueridgecapital.com

Atlanta, GA

RETAIL CENTER
 North Hills Shopping Center

Online brochure: blueridgecapital.com/northhills



Facts:

- GLA: 101,714 SF
- At I-85 & I-285, with exposure to over 200K cars/day
- Dominant center near Mercer University

Demos (5 mile radius)

- Population: 259,939
- Average HH Inc: \$73,278
- Retail Sales: \$2,377 M

Dayton, TN

RE-DEVELOPMENT
 Rhea Towne Place

Online brochure: blueridgecapital.com/dayton



Facts:

- GLA: 112,020 SF
- At Hwy 27 & Hwy 60
- Major retailers nearby: Wal-Mart Supercenter, Goody's, Dollar Tree, Blockbuster, Bi Lo.
- Growing market 30 miles NE of Chattanooga. 35.1% increase in Households.

Demos (10 mile radius)

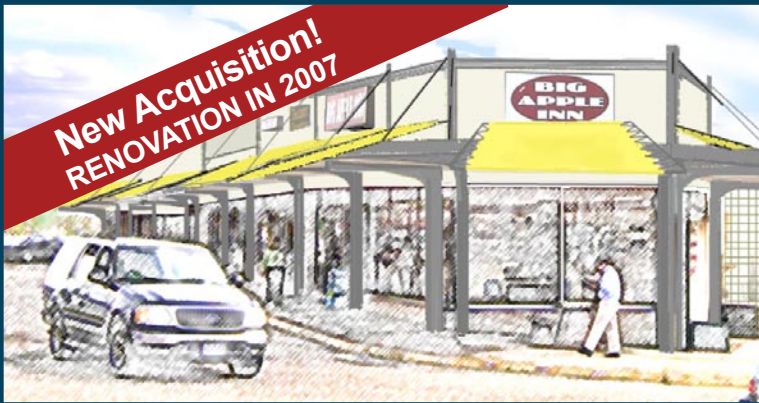
- Population: 26,946
- Average HH Inc: \$43,776
- Retail Sales: \$179 M



Jackson, MS

RENOVATION SCHEDULED 2007
 Northwood Shopping Center

Online brochure: blueridgecapital.com/northwood



Facts:

- GLA: 60,638 SF
- Located on N. State St. busy retail area off I-55
- Tremendous visibility and access to market area

Demos (5 mile radius)

- Population: 129,361
- Average HH Inc: \$50,619
- Retail Sales: \$921 M

Greenville, SC

RETAIL CENTER
 Western Square Shopping Center

Online brochure: blueridgecapital.com/greenville



Facts:

- 78,200 SF Renovated Center
- New residential & commercial development
- White Horse Road recently widened to 6 lanes
- Kool Smiles, (national dental office) opening soon!

Demos (5 mile radius)

- Population: 114,035
- Average HH Inc: \$47,221
- Retail Sales: \$817 M

