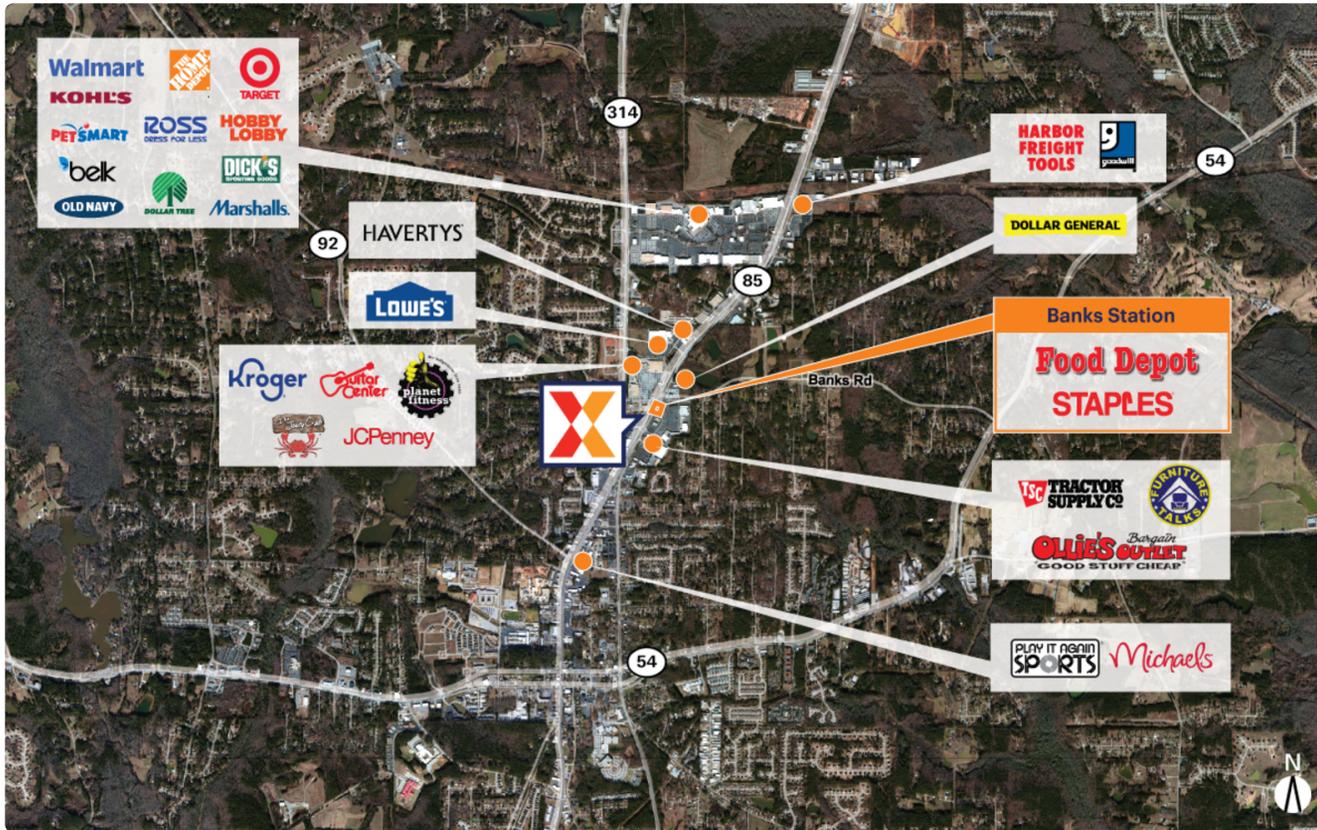


Banks Station

101-217 Banks Road | Fayetteville, GA 30214

Fayette County Atlanta-Sandy Springs-Roswell, GA 178,871 Sq Ft

33.4668, -84.4457



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 4,498 | 27,548 | 85,346 |
| Daytime Pop. | 5,467 | 29,075 | 63,508 |
| Households | 1,705 | 10,535 | 30,296 |
| Income | \$116,696 | \$114,667 | \$111,991 |

Source: Synergos Technologies, Inc. 2024

Food Depot-anchored center with national brands including Foot Locker, Del Taco & Chick-fil-A

Surrounded by a highly educated population as 35% have a college education within a 3-mile radius

High visibility from 35K+ vehicles daily on Glynn Street N (Kalibrate 2021)



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Available Spaces

| | | | | | |
|-------|-------------|------|------|-------------|------|
| 08 | 2,400 Sq Ft | 360° | 27 | 1,250 Sq Ft | 360° |
| 11 | 3,550 Sq Ft | | 28 | 1,250 Sq Ft | |
| 17/18 | 4,420 Sq Ft | 360° | 31 | 1,748 Sq Ft | |
| 19 | 3,420 Sq Ft | 360° | FS-3 | 2,420 Sq Ft | |

Current Tenants Space size listed in square feet

| | | |
|-------|--------------------------------|--------|
| 01 | Staples | 20,388 |
| 02 | Stevi B's Pizza | 5,090 |
| 03 | Tokyo Hibachi & Sushi | 2,110 |
| 04 | Beauty 21 Academy Inc. | 3,200 |
| 05 | Apple-Butter HQ | 2,925 |
| 06 | Vetty Hair Braiding | 1,200 |
| 07 | Jack of Fades Barbershop | 1,200 |
| 09 | Maximum One Realty Partners | 2,400 |
| 10 | SalonCentric | 3,000 |
| 12 | A-1 Tax & Business Services | 1,708 |
| 13 | Phenomenal Feeling Vitality Ce | 1,200 |
| 14 | Salon Now | 1,320 |
| 15 | The Icy Spot GA | 1,320 |
| 16 | Retro Republic | 25,916 |
| 20 | Tim's Country Kitchen | 5,700 |
| 21 | American Fitness Center | 9,490 |
| 22 | 1st Franklin Financial | 1,400 |
| 23 | Food Depot | 48,000 |
| 24 | 23 Le Claire & Co. Beauty Bar | 1,000 |
| 25 | Smallcakes | 1,500 |
| 26 | NC The Hair Stylist | 1,750 |
| 29 | Nail Show | 1,250 |
| 30 | Shittu Family Practice | 946 |
| FS-1 | Kaiser Permanente | 6,400 |
| FS-2 | Foot Locker | 8,000 |
| NAP01 | Bank of America | 0 |
| NAP02 | Chick-fil-A | 0 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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