



Jordan Company
Investment & Commercial Real Estate



Available

3.77 Acre Commercial Tract
McGinnis Ferry Rd & Old Atlanta Rd
Unincorporated Forsyth County
John's Creek



Presented by:

The Jordan Company

4200 Northside Parkway

Office: 404.237.2900, ext. 106

Building 3, STE A

Atlanta GA 30327

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.



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Location: Located in the Johns Creek submarket, approximately 250 ft north of the signalized intersection of McGinnis Ferry Road and Old Atlanta Road. Approximately 5 miles west of I-85 and 9 miles east of Hwy 400. Subject is located directly across Old Atlanta Road from a Publix anchored shopping center.

Within a three mile radius of the property, there is a population of 32,736 and an average household income of \$127,186.

On-Site: Sewer within 350 feet of property in shopping center across Old Atlanta Road. There are 6 older, vacant residential structures on the property.

Traffic Counts: 23,963 vehicles per day on McGinnis Ferry Road (2010) and 19,180 on Old Atlanta Road 2011

Acreage: 3.77 acres

Frontage: ± 600ft on Old Atlanta Road

Zoning: CBD Commercial Business District – Conditional

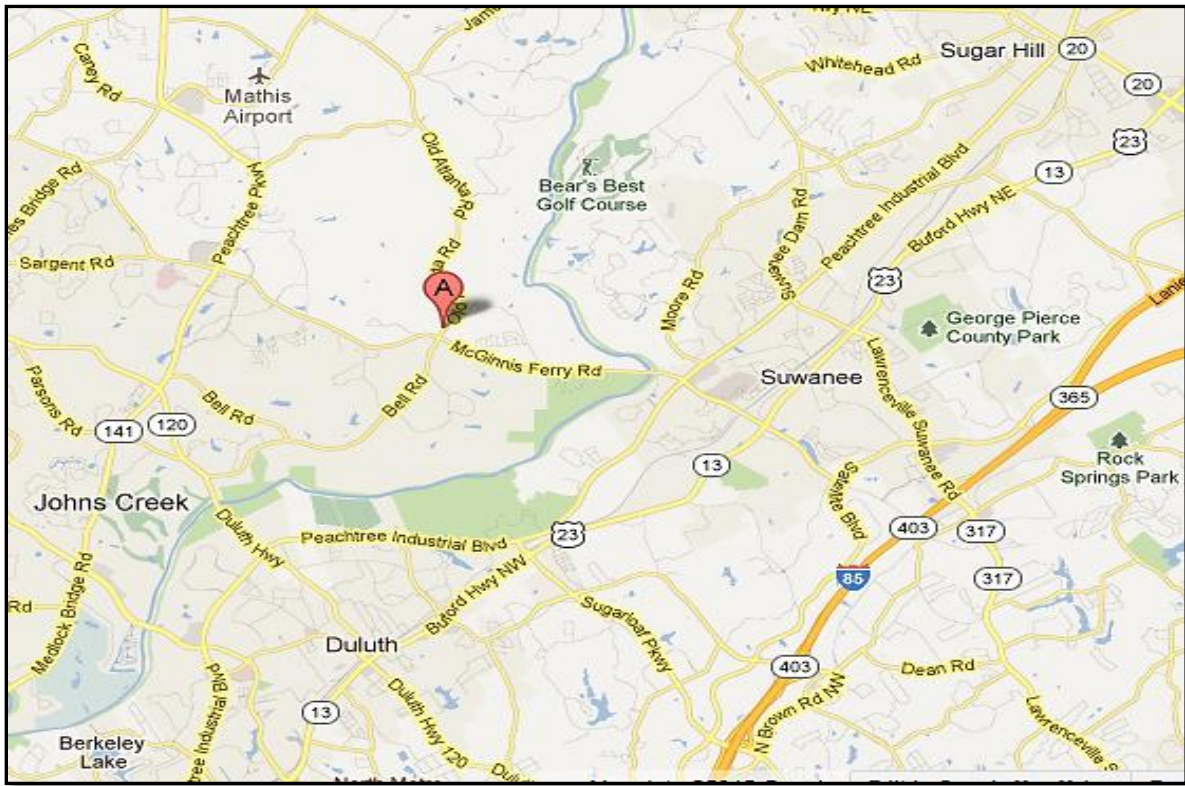
Prohibited Uses (per Zoning):

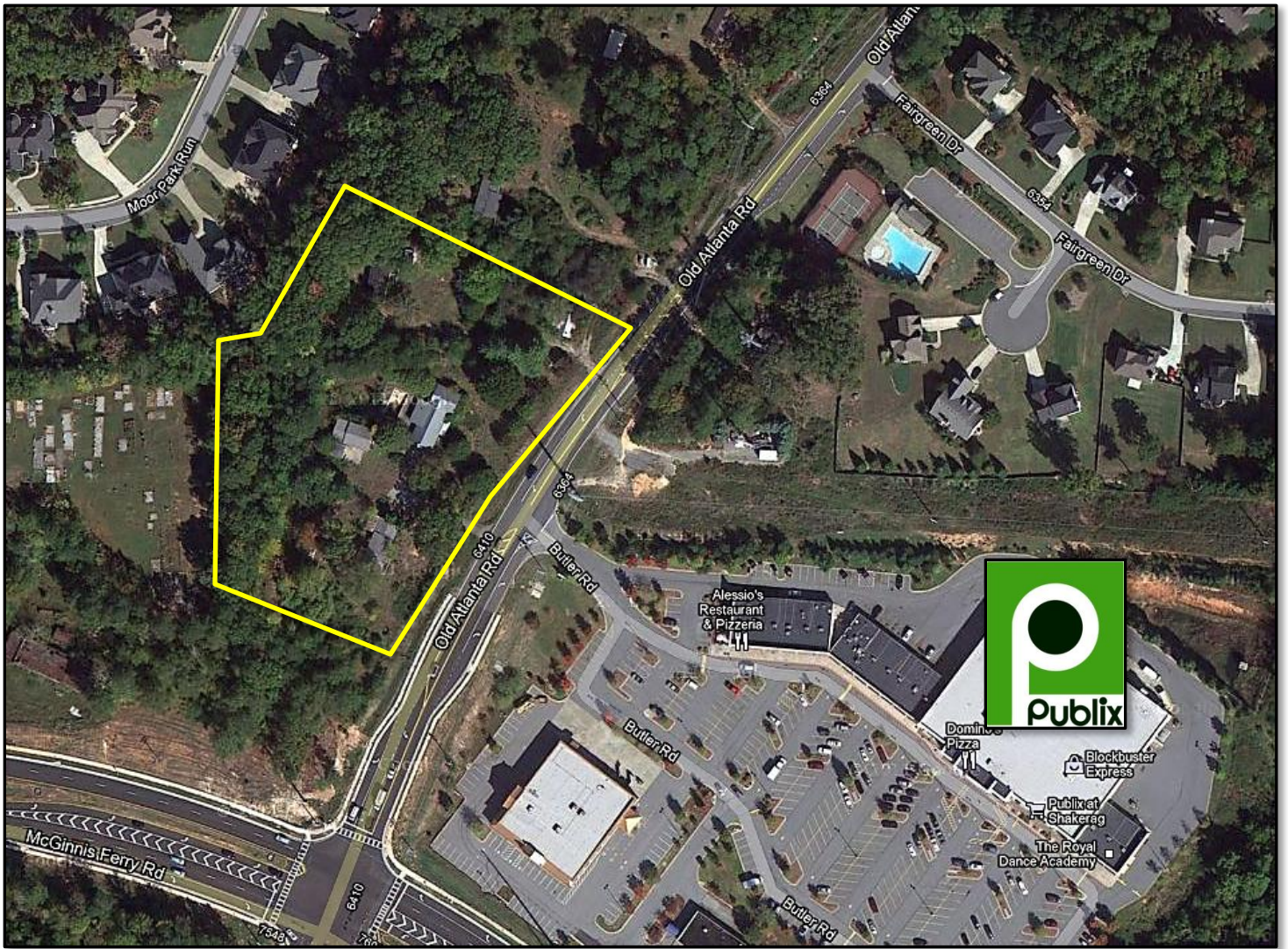
- Gas Station/Convenience stores, with or without gasoline pumps.
- Schools.
- Liquor store, package store or other related alcohol outlets.
- Vehicle sales, service, parts, and repair
- Hotel/Motel

Property Taxes 2011: \$7,830.12

Price: \$275,000 (\$72,944/acre)

Maps



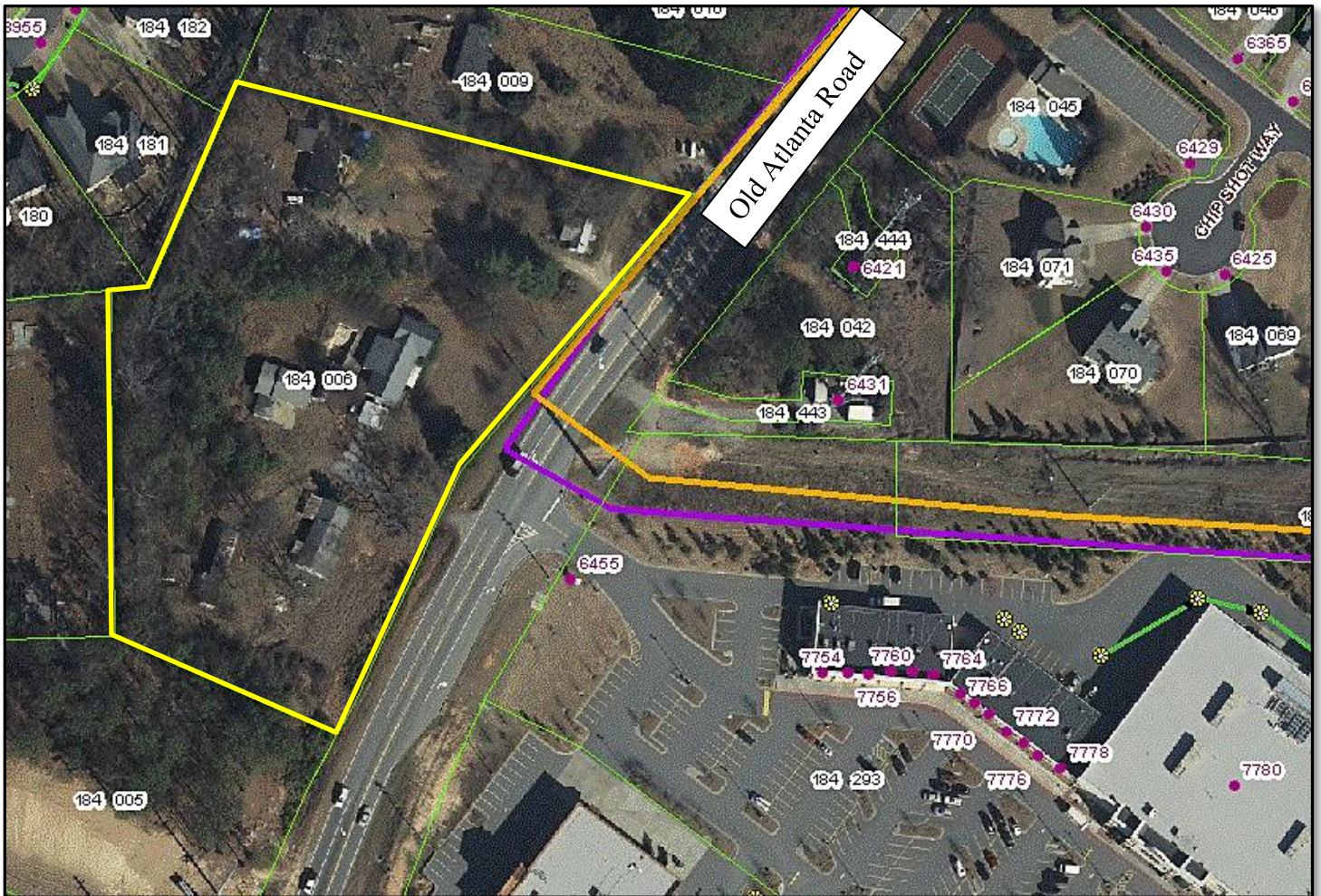




Traffic Counts



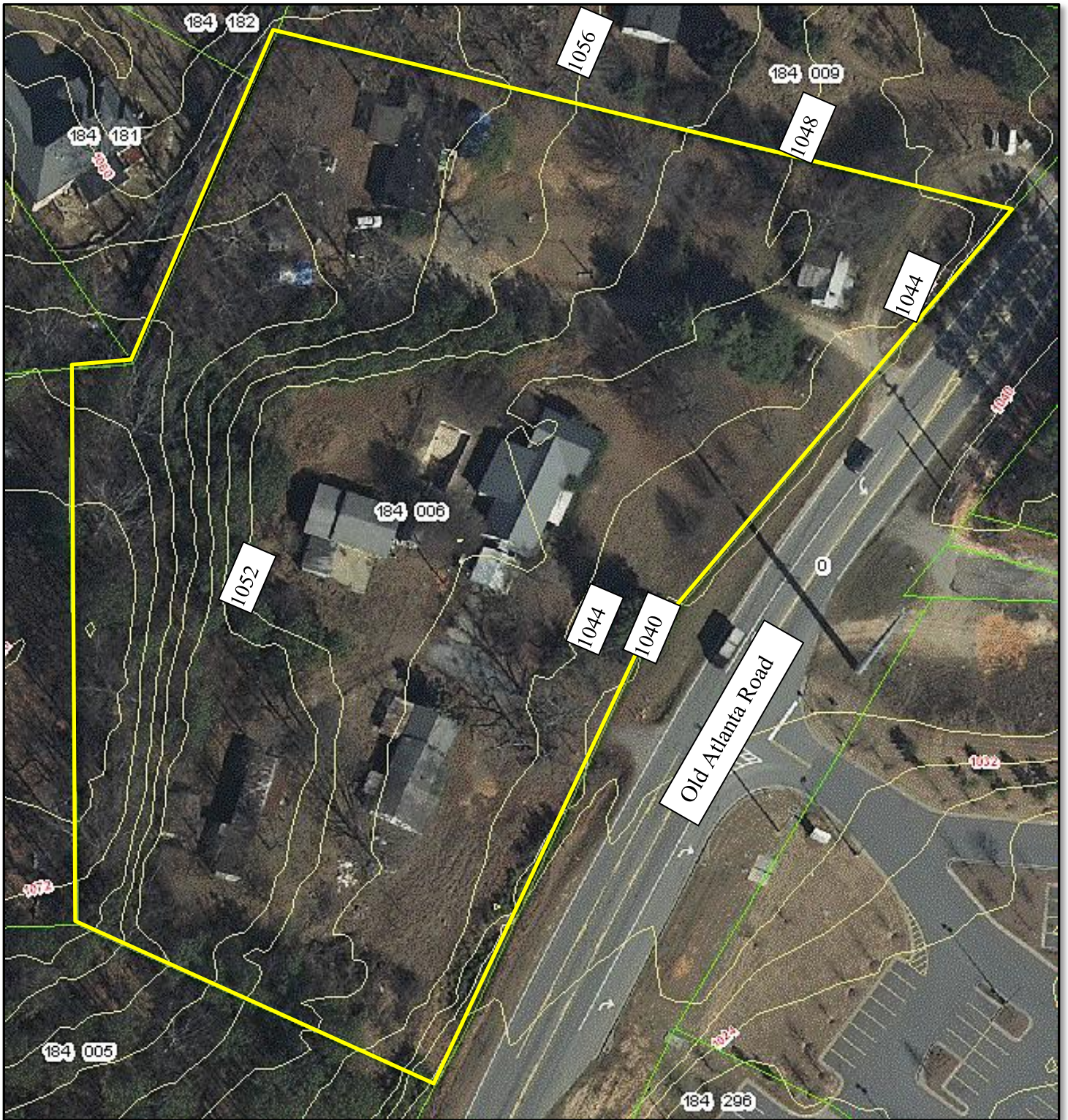
Sewer Map



Sewer Line

- Gravity Main
 - Active
 - Construction Phase
 - Active Private
- Force Main
 - Existing, Re-Use
 - Existing, Sewage
 - Construction Phase, Sewage

Topography Map



A RESOLUTION
BY
THE BOARD OF COMMISSIONERS OF FORSYTH COUNTY, GEORGIA

WHEREAS, a request has been received that this Board further amend the Unified Development Code of Forsyth County, Georgia, adopted May 22, 2000, as amended, together with the zoning maps likewise duly adopted and amended; and,

WHEREAS, **Zoning Application Number 3046 (Godwin Land Development, LLC)** was presented to the Department of Planning & Development which caused to be published in The Forsyth County News, a newspaper of general circulation in Forsyth County in which Sheriff's advertisements are published, a notice of hearing; and,

WHEREAS, the aforesaid notice of public hearing (a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference) was published more than 15 days prior to the public hearing; and,

WHEREAS, the Planning Commission held a public hearing at the time and place set forth in the notice thereof pursuant to the authority delegated by the Board; and,

WHEREAS, the report and recommendation of the Planning Commission (attached hereto as Exhibit "B" and incorporated herein by reference) has been received regarding the subject property described on Exhibit "C" attached hereto and incorporated herein by reference; and,

WHEREAS, this Board has considered the proposed amendment in light of the Master Plan as adopted and interpreted by the Planning Commission; and, has examined the views expressed at the public hearing, the subject parcel and surrounding area, the statutory zoning criteria, and the need to modify the exercise of the police power with regard to this particular parcel as such exercise relates to the comprehensive exercise of that power throughout the unincorporated area of Forsyth County, Georgia;

NOW THEREFORE BE IT RESOLVED, that the parcel described on Exhibit "C" should be, and hereby is, declared to be zoned as a **COMMERCIAL BUSINESS (CBD) DISTRICT**, and

BE IT FURTHER RESOLVED, that the Unified Development Code of Forsyth County, Georgia, adopted May 22, 2000, as amended, and the zoning maps likewise duly adopted and amended, are hereby further amended to effect the above zoning on the subject parcel; and,

BE IT FURTHER RESOLVED that the rezoning of the parcel described on Exhibit "C" is subject to the following conditions:

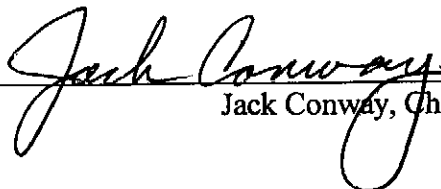
1. That the proposed use be limited to those listed in the Neighborhood Commercial, Office and Institutional or Office Residential zoning categories.
2. The development must meet fire flows of 1500 gpm, or irrigation demands, whichever is greater. All improvements to the County water and sewer systems that are required to serve this development, as determined by the Forsyth County Water and Sewer Department, shall be designed and constructed at the expense of the developer.
3. It will be the responsibility of the developer to install a gravity sewer to connect to the Forsyth County public sewer system. Gravity sewer lines installed to serve this development will be sized to serve the entire basin. Line sizes and materials must be in accordance with the Forsyth County Sewer Master Plan. In areas of the project where public sewer is not installed, the developer shall provide a separate sewer easement (permanent and construction easement) for future installation of public sewer, in all areas designated by the Department or by the Forsyth County Sewer Master Plan.
4. If road widening is required as part of the project, such as addition of a left turn lane or deceleration lane, any necessary water main relocation (as determined by Forsyth County) will be done at the developer's expense.
5. All improvements shall conform to Forsyth County Construction Standards and Specifications, latest edition.
6. Developer shall dedicate right of way 60 feet from the centerline of Old Atlanta Road.
7. Developer shall construct improvements on Old Atlanta Road as required by Department of Engineering based on final configuration of site plan.
8. Proposed entrance shall be aligned with entrance to Shakerag development.
9. Exterior lighting fixtures shall be the box type and situated so that light is directed only downward. The fixtures shall be not closer than 5 feet of the perimeter of a parking lot. Fixtures shall be no more than 25 feet high and shall be designed so as to minimize light spillage to not more than 1-foot candle along the boundary of the property.
10. There shall be no billboards or signs on poles. All signs will be of monument type not to exceed ten (10) feet in height.

11. Garbage dumpsters shall be enclosed and gated. Developer shall request pickup to be between 7:00 a.m. and 9:00 p.m., Monday through Saturday. Garbage dumpsters shall not be located behind the buildings erected on the property nor shall they be located in the area between the two buildings. Containers shall be hidden from view from Old Atlanta Road and Fairgreen subdivision.
12. The following uses shall not be permitted on the subject property:
 - (a) Convenience stores, with or without gasoline pumps.
 - (b) Gas Stations.
 - (c) Bars, Lounges, or nightclubs provided this shall not preclude a restaurant such as but not limited to Applebee's from having a bar.
 - (d) 24 hour businesses.
 - (e) Hotels or Motels.
 - (f) Theaters.
 - (g) Electronic game playing centers.
 - (h) Adult novelty stores.
 - (i) Adult entertainment centers.
 - (j) Pawn shops.
 - (k) Pool halls.
 - (l) Tattoo parlors.
 - (m) Schools.
 - (n) Vehicle sales, service, parts and repair.
 - (o) Liquor store, package store or other related alcohol outlets.
13. Buildings will have exterior finish of stucco and brick or stone.
14. Signage shall conform to the latest adopted version of the Forsyth County Sign Ordinance.
15. Commercial deliveries and pick-ups will occur between the hours of 7:00 a.m. and 9:00 p.m., Monday through Saturday, and no deliveries on Sunday.
16. Developer to ensure that parking areas will be divided so as to relieve the monotony of large expanses of paving.
17. Exterior construction hours, including grading and site preparation, shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m., on Saturday. There shall be no construction on Sunday.
18. Leyland Cypress with a ten (10) to twelve (12) foot high average height will be planted with four (4) density, staggered and no more than five (5) feet apart within the fifty foot (50') undisturbed buffer along the area adjacent to the homes in St. Marlo with the

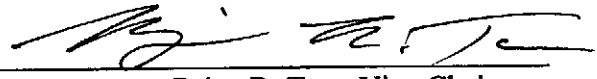
purpose of being a visual screen. Developer shall replace any Leylands that die. The wooden privacy fence within the fifty foot (50') undisturbed buffer shall remain and developer shall maintain the fence.

19. A private covenant must be entered into between the developer and the St. Marlo abutting land owners regulating the building setback and the fifty foot (50') undisturbed buffer as set forth by land owners regulating the building setback and the fifty foot (50') undisturbed buffer as set forth by the revised site plan dated July 19, 2005. This private covenant must be entered into within ten (10) business days after receiving county approval and shall be recorded and not be amended without the written consent of the St. Marlo abutting land owners.
20. All utilities shall be underground.
21. Operating hours of retail space will be no earlier than 6:00 a.m. and not later than 11:00 p.m., Monday through Sunday.
22. No exterior public announcement systems or other outdoor speakers.
23. No drive through windows.
24. Mechanical systems (e.g., HV/AC, exhaust systems, etc.) shall be installed so that they are screened from view and in such a way so that they create the least amount of noise to the St. Marlo neighboring residential properties.
25. Outdoor promotional balloons, loud speakers, flags, banners, light, signs and other promotional paraphernalia and/or activities (people in costumes, parties, cookouts, except once per quarter, etc.) shall not be allowed on the property.
26. Fencing on property, with the exception of the existing wooden privacy fence that borders the property, shall be decorative such as wrought iron.
27. All zoning conditions shall run with and bind the title to the property and shall insure to the benefit of and be enforced by Forsyth County until legally removed by the Forsyth County Board of Commissioners as permitted by law.
28. Final site plan to be approved by the District 2 Commissioner.

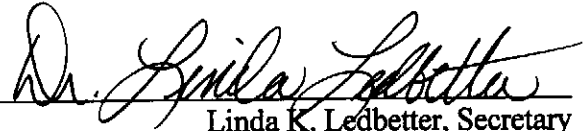
SO RESOLVED, this 18th day of August, 2005.



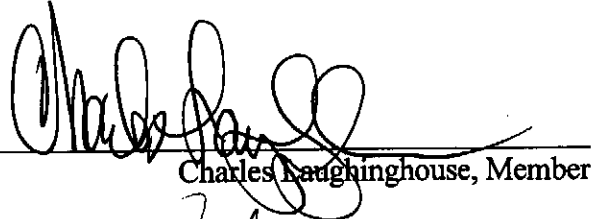
Jack Conway, Chairman



Brian R. Tam, Vice-Chairman



Linda K. Ledbetter, Secretary



Charles Laughinghouse, Member



David W. Richard, Member

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08/14/01 BY 60322 UCBAW/STP

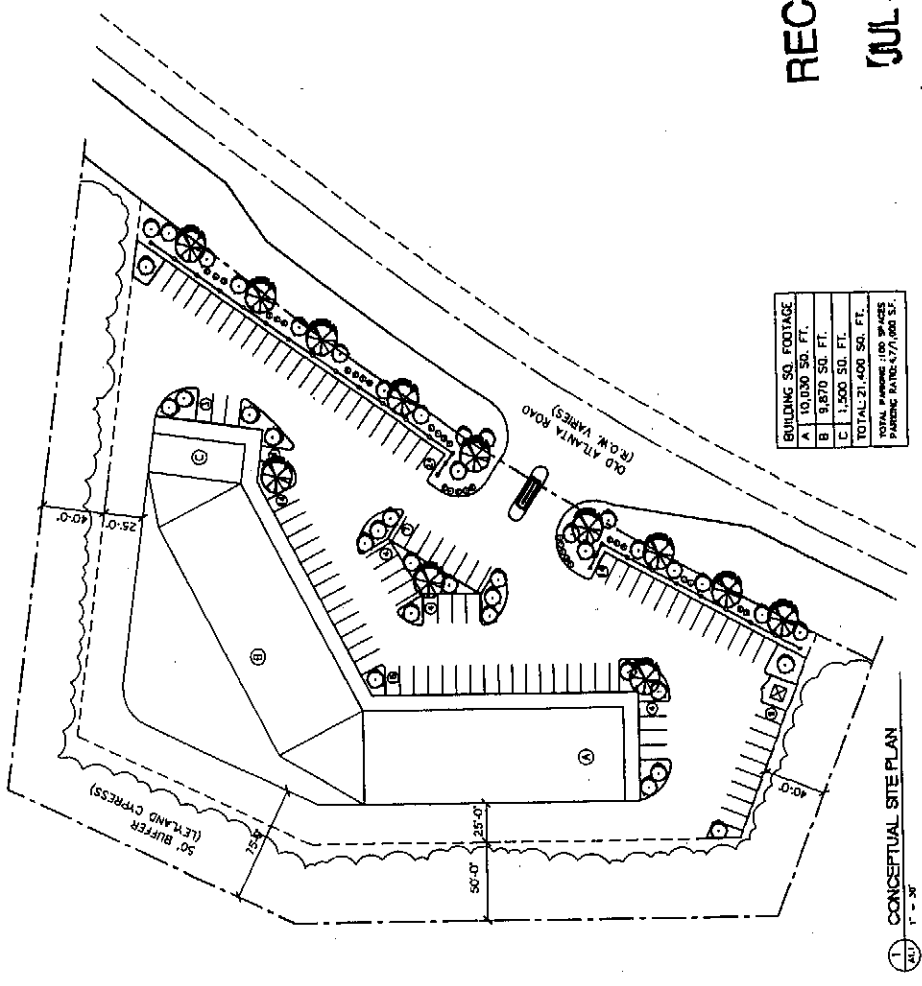
Project No.	
Client No.	
Project Name	
Site No.	

Issue & Description:	
1. ISSUE	CONCEPT
2. ISSUE	
3. ISSUE	
4. ISSUE	
5. ISSUE	
6. ISSUE	
7. ISSUE	
8. ISSUE	
9. ISSUE	
10. ISSUE	

GODWIN RETAIL
Shopping Center
Construction Documents
Duluth, Georgia



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JUL 25 2005
 FORSYTH COUNTY
 PLANNING & DEVELOPMENT
 ZA #304C



BUILDING SQ. FOOTAGE	
A	110,000 SQ. FT.
B	9,870 SQ. FT.
C	1,500 SQ. FT.
TOTAL: 121,400 SQ. FT.	
TOTAL PARKING: 100 SPACES	
PARKING RATE: 0.77/1,000 SF.	

1 CONCEPTUAL SITE PLAN
 1" = 30'



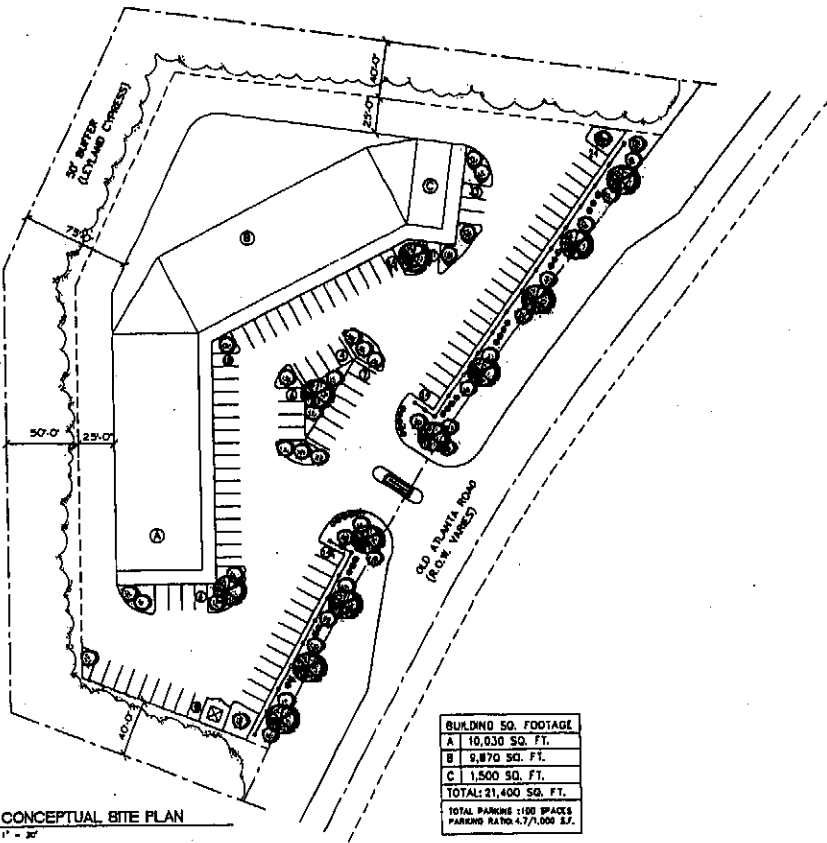
Pata Design Group, Inc.
 Architects / Planners
 325 North 24th Street
 Suite 100
 Atlanta, GA 30303
 (404) 525-1100
 www.patadesign.com

GODWIN RETAIL
 Shopping Center
 Construction Documents
 Address
 Duluth, Georgia

Issue & Revision:

NO.	DATE	REVISION
1	7/1/05	CONCEPT

NOT RELEASED FOR CONSTRUCTION



BUILDING SQ. FOOTAGE	
A	10,030 SQ. FT.
B	9,870 SQ. FT.
C	1,500 SQ. FT.
TOTAL:	21,400 SQ. FT.
TOTAL PARKING:	100 SPACES
PARKING RATIO:	4.7/1,000 S.F.

1 CONCEPTUAL SITE PLAN
 A1.1 1" = 32'

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JUL 21 2005

FORSYTH COUNTY
 PLANNING & DEVELOPMENT
 ZA # 3046

A1.1

NOT RELEASED FOR CONSTRUCTION

Project No.	
Sheet No.	
Date	
Scale	
Author	
Checker	
Appr.	
Rev.	
A.I.I.	

Name & Description	
No.	Description
1	1:1/8" = 1'-0"
2	1:1/4" = 1'-0"
3	1:1/2" = 1'-0"
4	3/4" = 1'-0"
5	1/2" = 1'-0"
6	3/8" = 1'-0"
7	1/4" = 1'-0"
8	1/8" = 1'-0"
9	1/16" = 1'-0"
10	1/32" = 1'-0"
11	1/64" = 1'-0"
12	1/128" = 1'-0"
13	1/256" = 1'-0"
14	1/512" = 1'-0"
15	1/1024" = 1'-0"
16	1/2048" = 1'-0"
17	1/4096" = 1'-0"
18	1/8192" = 1'-0"
19	1/16384" = 1'-0"
20	1/32768" = 1'-0"
21	1/65536" = 1'-0"
22	1/131072" = 1'-0"
23	1/262144" = 1'-0"
24	1/524288" = 1'-0"
25	1/1048576" = 1'-0"
26	1/2097152" = 1'-0"
27	1/4194304" = 1'-0"
28	1/8388608" = 1'-0"
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31	1/67108864" = 1'-0"
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GODWIN RETAIL
 Shopping Center
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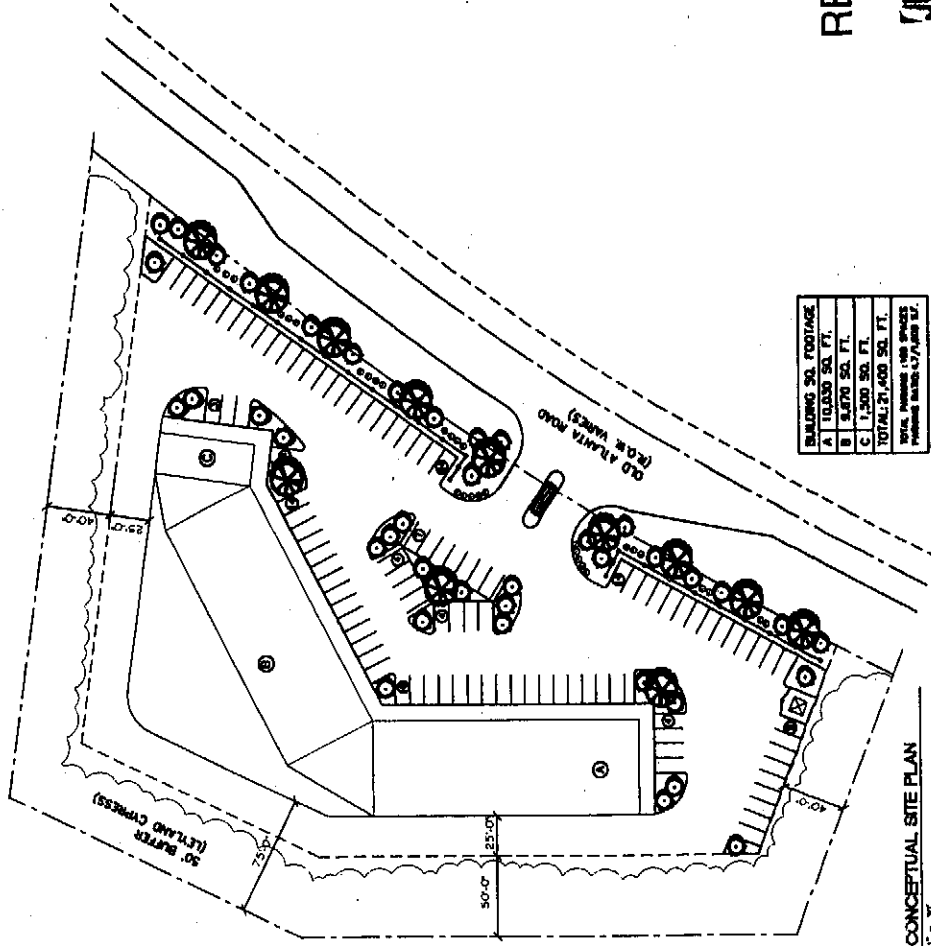


PDM Design Group, Inc.
 Architects / Planners
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 Fax: 404.525.1101
 Website: www.pdmgroup.com

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FORSYTH COUNTY
 PLANNING & DEVELOPMENT
 ZA #304C



1 CONCEPTUAL SITE PLAN
 1" = 30'

Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	2,020	24,118	76,281
2011 Female Population	2,012	24,424	77,203
% 2011 Male Population	50.10%	49.68%	49.70%
% 2011 Female Population	49.90%	50.32%	50.30%
2011 Total Adult Population	2,701	32,736	103,792
2011 Total Daytime Population	3,694	52,281	154,101
2011 Total Daytime Work Population	1,933	25,038	71,108
2011 Median Age Total Population	33	33	32
2011 Median Age Adult Population	41	41	41
2011 Age 0-5	543	6,257	18,636
2011 Age 6-13	557	6,668	21,454
2011 Age 14-17	232	2,881	9,601
2011 Age 18-20	110	1,414	4,818
2011 Age 21-24	101	1,421	5,437
2011 Age 25-29	214	2,694	8,889
2011 Age 30-34	345	4,168	12,579
2011 Age 35-39	418	5,048	15,363
2011 Age 40-44	380	4,556	14,158
2011 Age 45-49	298	3,719	11,776
2011 Age 50-54	267	3,011	9,422
2011 Age 55-59	210	2,373	7,206
2011 Age 60-64	147	1,660	5,315
2011 Age 65-69	78	995	3,225
2011 Age 70-74	60	706	2,356
2011 Age 75-79	41	458	1,493
2011 Age 80-84	18	287	957
2011 Age 85+	14	227	799
% 2011 Age 0-5	13.46%	12.89%	12.14%
% 2011 Age 6-13	13.81%	13.74%	13.98%
% 2011 Age 14-17	5.75%	5.93%	6.26%
% 2011 Age 18-20	2.73%	2.91%	3.14%
% 2011 Age 21-24	2.50%	2.93%	3.54%
% 2011 Age 25-29	5.31%	5.55%	5.79%
% 2011 Age 30-34	8.55%	8.59%	8.20%
% 2011 Age 35-39	10.36%	10.40%	10.01%
% 2011 Age 40-44	9.42%	9.39%	9.22%
% 2011 Age 45-49	7.39%	7.66%	7.67%
% 2011 Age 50-54	6.62%	6.20%	6.14%
% 2011 Age 55-59	5.21%	4.89%	4.69%
% 2011 Age 60-64	3.64%	3.42%	3.46%
% 2011 Age 65-69	1.93%	2.05%	2.10%
% 2011 Age 70-74	1.49%	1.45%	1.54%
% 2011 Age 75-79	1.02%	0.94%	0.97%
% 2011 Age 80-84	0.45%	0.59%	0.62%

Population	1-mi.	3-mi.	5-mi.
% 2011 Age 85+	0.35%	0.47%	0.52%
2011 White Population	2,935	30,940	96,082
2011 Black Population	155	4,178	15,800
2011 Asian/Hawaiian/Pacific Islander	827	11,510	33,947
2011 American Indian/Alaska Native	7	90	298
2011 Other Population (Incl 2+ Races)	109	1,823	7,357
2011 Hispanic Population	168	2,942	11,988
2011 Non-Hispanic Population	3,865	45,600	141,495
% 2011 White Population	72.77%	63.74%	62.60%
% 2011 Black Population	3.84%	8.61%	10.29%
% 2011 Asian/Hawaiian/Pacific Islander	20.51%	23.71%	22.12%
% 2011 American Indian/Alaska Native	0.17%	0.19%	0.19%
% 2011 Other Population (Incl 2+ Races)	2.70%	3.76%	4.79%
% 2011 Hispanic Population	4.17%	6.06%	7.81%
% 2011 Non-Hispanic Population	95.83%	93.94%	92.19%
2000 Non-Hispanic White	2,128	24,222	78,181
2000 Non-Hispanic Black	47	1,548	5,955
2000 Non-Hispanic Amer Indian/Alaska Native	3	47	149
2000 Non-Hispanic Asian	129	2,634	8,649
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	13	43
2000 Non-Hispanic Some Other Race	n/a	38	133
2000 Non-Hispanic Two or More Races	16	377	1,598
% 2000 Non-Hispanic White	91.61%	83.87%	82.55%
% 2000 Non-Hispanic Black	2.02%	5.36%	6.29%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.13%	0.16%	0.16%
% 2000 Non-Hispanic Asian	5.55%	9.12%	9.13%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.05%	0.05%
% 2000 Non-Hispanic Some Other Race	0.00%	0.13%	0.14%
% 2000 Non-Hispanic Two or More Races	0.69%	1.31%	1.69%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	4,032	48,542	153,483
2011 Total Households	1,233	15,624	50,429
Population Change 1990-2011	3,769	43,505	126,122
Household Change 1990-2011	1,142	13,908	40,762
% Population Change 1990-2011	1,433.08%	863.71%	460.96%
% Household Change 1990-2011	1,254.95%	810.49%	421.66%
Population Change 2000-2011	1,656	18,616	54,018
Household Change 2000-2011	461	5,813	16,784
% Population Change 2000-2011	69.70%	62.21%	54.31%
% Households Change 2000-2011	59.72%	59.25%	49.89%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	791	10,126	34,807
2000 Occupied Housing Units	772	9,708	33,494
2000 Owner Occupied Housing Units	743	8,884	27,547
2000 Renter Occupied Housing Units	29	824	5,947
2000 Vacant Housing Units	20	418	1,312
% 2000 Occupied Housing Units	97.60%	95.87%	96.23%

	1-mi.	3-mi.	5-mi.
Housing			
% 2000 Owner Occupied Housing Units	93.81%	87.73%	79.14%
% 2000 Renter Occupied Housing Units	3.66%	8.14%	17.09%
% 2000 Vacant Housing Units	2.53%	4.13%	3.77%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$128,526	\$117,206	\$108,880
2011 Per Capita Income	\$49,340	\$40,937	\$39,542
2011 Average Household Income	\$161,346	\$127,186	\$120,348
2011 Household Income < \$10,000	2	37	616
2011 Household Income \$10,000-\$14,999	1	43	419
2011 Household Income \$15,000-\$19,999	3	237	953
2011 Household Income \$20,000-\$24,999	3	133	594
2011 Household Income \$25,000-\$29,999	1	92	651
2011 Household Income \$30,000-\$34,999	8	194	1,148
2011 Household Income \$35,000-\$39,999	20	272	1,161
2011 Household Income \$40,000-\$44,999	5	209	944
2011 Household Income \$45,000-\$49,999	16	281	1,116
2011 Household Income \$50,000-\$59,999	10	342	2,020
2011 Household Income \$60,000-\$74,999	48	714	3,526
2011 Household Income \$75,000-\$99,999	90	2,874	8,506
2011 Household Income \$100,000-\$124,999	376	3,463	10,020
2011 Household Income \$125,000-\$149,999	241	2,684	6,926
2011 Household Income \$150,000-\$199,999	252	2,704	6,963
2011 Household Income \$200,000-\$249,999	72	623	2,085
2011 Household Income \$250,000-\$499,999	71	594	2,439
2011 Household Income \$500,000+	15	127	340
2011 Household Income \$200,000+	158	1,344	4,865
% 2011 Household Income < \$10,000	0.16%	0.24%	1.22%
% 2011 Household Income \$10,000-\$14,999	0.08%	0.28%	0.83%
% 2011 Household Income \$15,000-\$19,999	0.24%	1.52%	1.89%
% 2011 Household Income \$20,000-\$24,999	0.24%	0.85%	1.18%
% 2011 Household Income \$25,000-\$29,999	0.08%	0.59%	1.29%
% 2011 Household Income \$30,000-\$34,999	0.65%	1.24%	2.28%
% 2011 Household Income \$35,000-\$39,999	1.62%	1.74%	2.30%
% 2011 Household Income \$40,000-\$44,999	0.41%	1.34%	1.87%
% 2011 Household Income \$45,000-\$49,999	1.30%	1.80%	2.21%
% 2011 Household Income \$50,000-\$59,999	0.81%	2.19%	4.01%
% 2011 Household Income \$60,000-\$74,999	3.89%	4.57%	6.99%
% 2011 Household Income \$75,000-\$99,999	7.29%	18.40%	16.87%
% 2011 Household Income \$100,000-\$124,999	30.47%	22.17%	19.87%
% 2011 Household Income \$125,000-\$149,999	19.53%	17.18%	13.73%
% 2011 Household Income \$150,000-\$199,999	20.42%	17.31%	13.81%
% 2011 Household Income \$200,000-\$249,999	5.83%	3.99%	4.13%
% 2011 Household Income \$250,000-\$499,999	5.75%	3.80%	4.84%
% 2011 Household Income \$500,000+	1.22%	0.81%	0.67%
% 2011 Household Income \$200,000+	12.80%	8.60%	9.65%
	1-mi.	3-mi.	5-mi.
Retail Sales Volume			
2011 Children/Infants Clothing Stores	\$799,622	\$9,017,038	\$28,791,171

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Jewelry Stores	\$496,925	\$5,805,146	\$18,823,047
2011 Mens Clothing Stores	\$1,097,094	\$12,464,988	\$39,963,203
2011 Shoe Stores	\$1,149,324	\$12,771,328	\$40,558,393
2011 Womens Clothing Stores	\$1,785,126	\$20,391,300	\$65,673,756
2011 Automobile Dealers	\$11,335,159	\$130,869,001	\$425,178,579
2011 Automotive Parts/Acc/Repair Stores	\$1,525,675	\$17,462,730	\$56,308,379
2011 Other Motor Vehicle Dealers	\$541,727	\$6,058,109	\$19,293,406
2011 Tire Dealers	\$370,824	\$4,349,223	\$14,165,534
2011 Hardware Stores	\$716,928	\$7,190,502	\$21,669,849
2011 Home Centers	\$1,735,974	\$18,513,768	\$58,034,444
2011 Nursery/Garden Centers	\$388,456	\$4,567,439	\$14,892,765
2011 Outdoor Power Equipment Stores	\$97,088	\$1,160,691	\$3,892,913
2011 Paint/Wallpaper Stores	\$46,967	\$522,739	\$1,680,752
2011 Appliance/TV/Other Electronics Stores	\$1,240,582	\$14,186,767	\$45,578,523
2011 Camera/Photographic Supplies Stores	\$216,476	\$2,423,997	\$7,740,525
2011 Computer/Software Stores	\$584,681	\$6,624,467	\$21,314,501
2011 Beer/Wine/Liquor Stores	\$897,395	\$10,039,217	\$31,944,503
2011 Convenience/Specialty Food Stores	\$4,220,459	\$39,964,681	\$107,013,630
2011 Restaurant Expenditures	\$27,315,000	\$223,478,463	\$619,024,386
2011 Supermarkets/Other Grocery excl Conv	\$9,313,057	\$104,317,350	\$333,343,712
2011 Furniture Stores	\$1,226,640	\$13,995,463	\$45,058,256
2011 Home Furnishings Stores	\$979,460	\$10,892,050	\$34,522,971
2011 Gen Merch/Appliance/Furniture Stores	\$11,372,637	\$128,811,716	\$413,141,298
2011 Gasoline Stations w/ Convenience Stores	\$10,538,244	\$110,346,931	\$330,601,860
2011 Other Gasoline Stations	\$6,317,785	\$70,382,251	\$223,588,232
2011 Department Stores excl Leased Depts	\$12,613,219	\$142,998,481	\$458,719,820
2011 General Merchandise Stores	\$10,145,997	\$114,816,252	\$368,083,039
2011 Other Health/Personal Care Stores	\$750,190	\$8,595,006	\$27,824,519
2011 Pharmacies/Drug Stores	\$4,308,694	\$48,541,156	\$155,574,247
2011 Pet/Pet Supplies Stores	\$650,112	\$7,227,184	\$23,040,011
2011 Book/Periodical/Music Stores	\$135,290	\$1,659,961	\$5,463,819
2011 Hobby/Toy/Game Stores	\$120,598	\$1,342,233	\$4,547,106
2011 Musical Instrument/Supplies Stores	\$105,485	\$1,213,926	\$3,928,824
2011 Sewing/Needlework/Piece Goods Stores	\$44,820	\$492,930	\$1,555,830
2011 Sporting Goods Stores	\$1,155,262	\$12,643,893	\$39,442,971
2011 Video Tape Stores - Retail	\$100,720	\$1,147,833	\$3,691,386