

RIVER TRACE VENTURE, LLC

700 MONTGOMERY HIGHWAY - SUITE 186  
Birmingham, Alabama 35216  
205/969-1000 FAX 205/969-1051

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	3,000 SF
MINI E - KIRKLANDS	7,500 SF
ANCHOR C - HOBBY LOBBY	55,000 SF
SHOPS A	12,000 SF
ANCHOR E	17,600 SF
MINI F	4,000 SF
TOTAL GLA	151,580 SF
ANCHOR D - (LOT 2) - GANDER MOUNTAIN	52,000 SF
TOTAL SHOPPING CENTER SF	203,580 SF

LOT 1 - SHOPPING CENTER	±15.11 ACRES
LOT 2 - GANDER MOUNTAIN	±4.89 ACRES
LOT 3 - FUTURE DEVELOPMENT AREA	±3.44 ACRES
LOT 4 - PANDA EXPRESS	±1.33 ACRES
LOT 5 - KRISPY KREME	±1.31 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	SUPERCURS	1,200 SF
A-6	CROCKET	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
SPACE	PANERA BREAD	4,146 SF
B-2	ASPEN DENTAL	3,500 SF

LEASE DIMENSIONS ARE TO THE OUTSIDE OF EXTERIOR WALLS & STOREROOM, TO THE INSIDE OF WALLS ADJOINING MAJOR TENANTS, TO THE CENTER LINE OF DEMISING PARTITIONS AND TO THE NON-LEASEABLE 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 NOTICING THE LOCATION OF THE PREMISES IN THE SHOPPING CENTER. EXCEPT AS SHOWN OTHERWISE, THE LANDLORD DOES NOT WARRANT OR REPRESENT AND RESERVES THE RIGHT TO MAKE CHANGES IN THE SITE PLAN AS THE LANDLORD DEEMS NECESSARY OR APPROPRIATE.

