

airabella

LAKE OCONEE



AMY FINGERHUT
Senior Vice President
+1 404 812 5156
amy.fingerhut@cbre.com

OLIVIA ARNOLD
Senior Associate
+1 770 876 4937
olivia.arnold@cbre.com

RAQUEL HWANG
Associate
+1 786 351 2800
raquel.hwang@cbre.com

CBRE, INC.
+1 404 504 7900

CBRE
CG
Choice Gateway

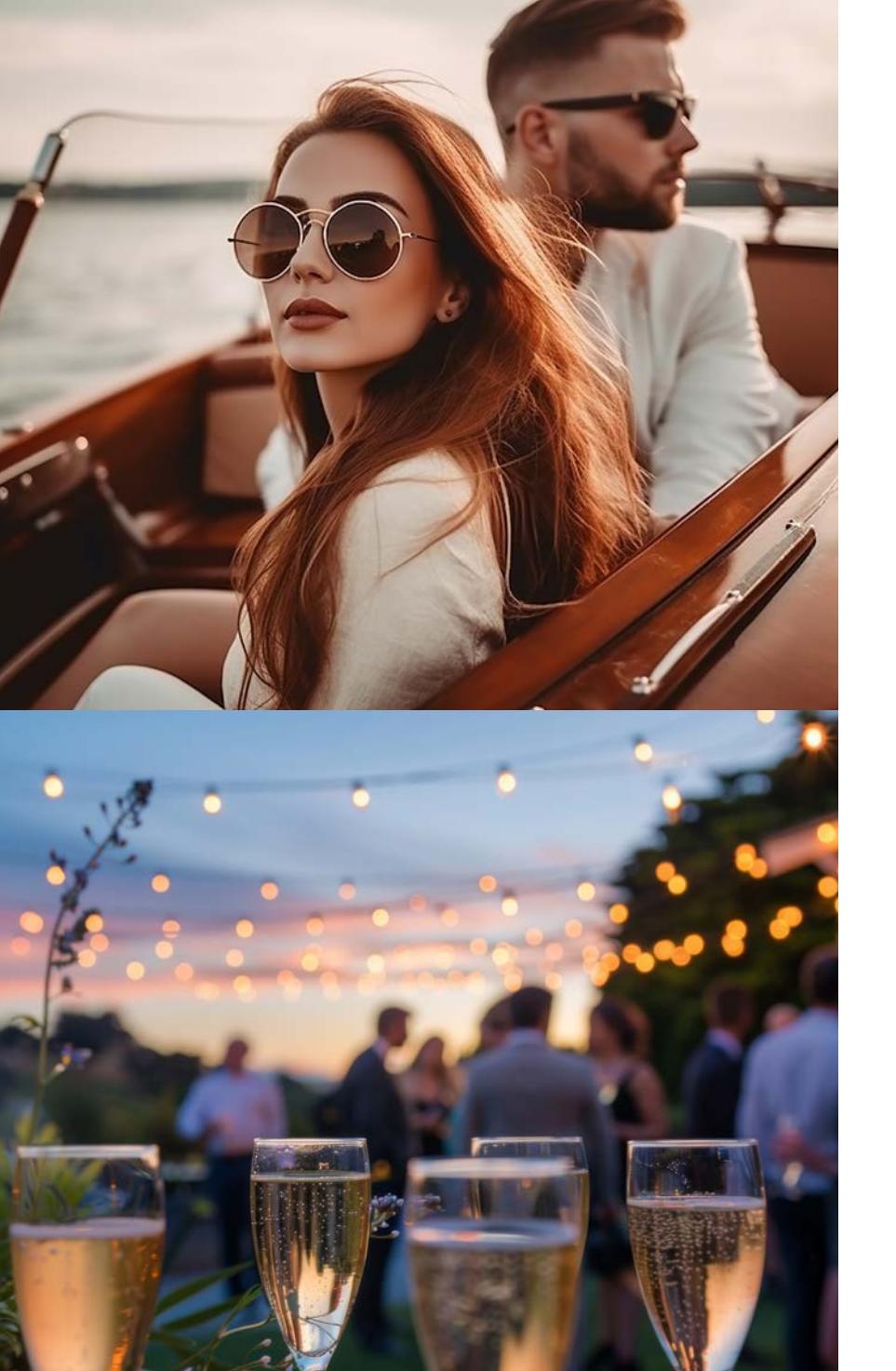
Welcome to Living on the Bright Side

The combination of the words *Aira*, meaning “of the wind,” and *Bella*, which means “beautiful,” describe the essence of a new community where something wondrous is in the air.

One might wonder, what makes it so wonderful here?

Well, it's everyone enjoying and celebrating the lake that's a stone's throw away, the ground beneath our feet and the sky above our heads. It's exploring a place filled with positivity and designed with delight. And it's gathering at a friendly and inclusive community where people experience and appreciate every moment. From day and into night, there's a special atmosphere in Airabella that just makes you smile.

It's an enchanting feeling for everyone who lives on the bright side.



THRIVE

Immerse your business in an atmosphere of sophistication and luxury.

Airabella Lake Oconee's retail center provides a premium setting that aligns with high-end brands and creates an unforgettable experience for your customers.

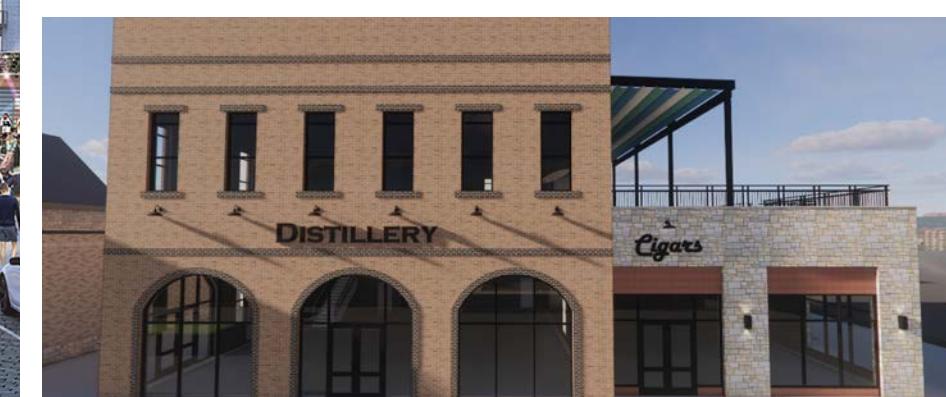
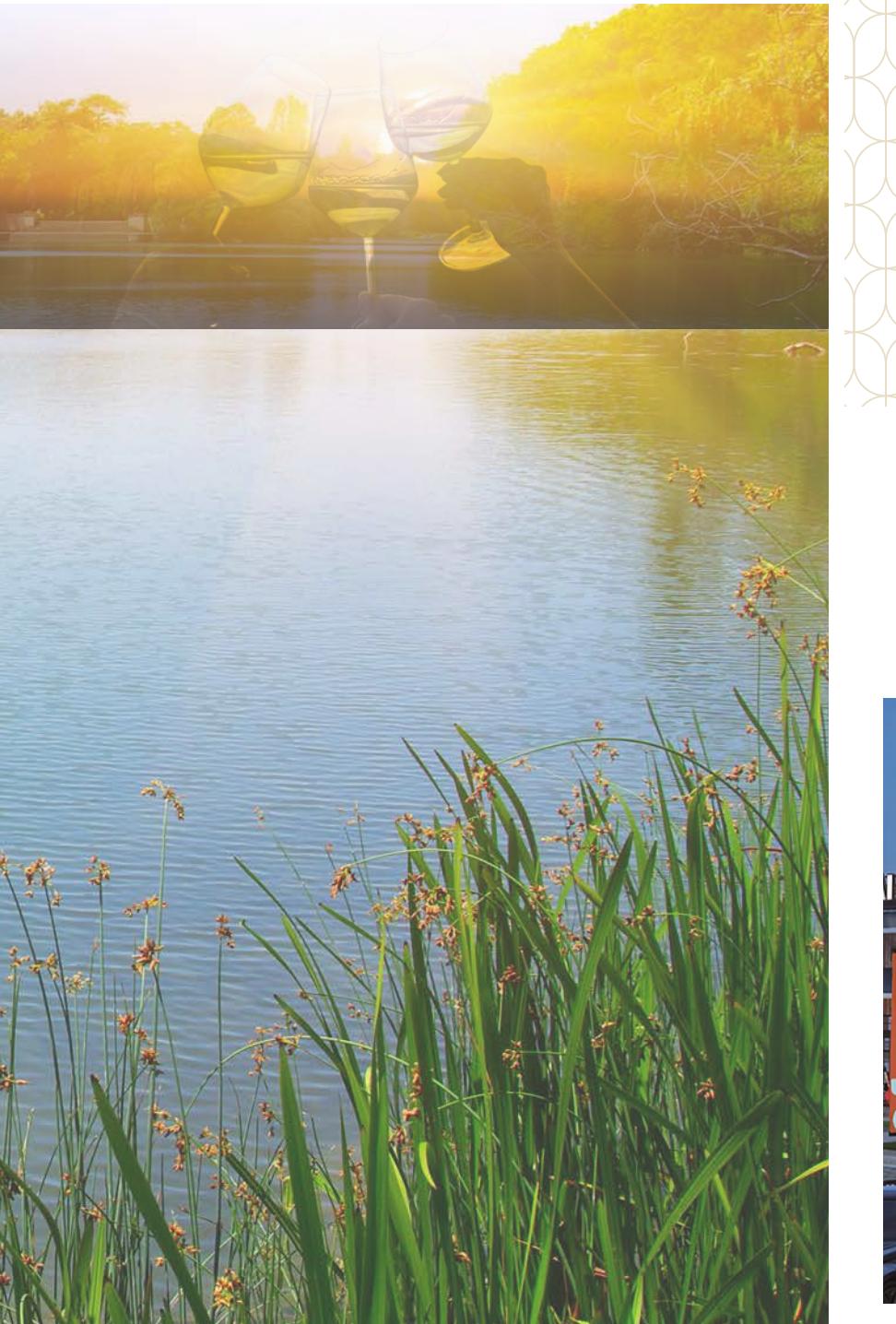
Our spaces are designed to meet the unique needs of your business. Whether you require a cozy boutique setting or a spacious storefront, we offer versatile spaces that can be customized to showcase your products or services effectively.

Airabella Lake Oconee was thoughtfully designed to bring together the best elements of modern living in a serene, natural setting. Our vision is to create a vibrant community where residents can seamlessly transition between work, home, and leisure – all in one beautiful location.



PROPERTY HIGHLIGHTS

- +
- Airabella is a first-of-its-kind mixed-use development in the Lake Oconee area bringing 118,873 SF of retail, a hotel, townhomes, single family homes, a 9-hole golf course, retail, and restaurants.
- +
- Prime, central location at the entrance of Reynolds Lake Oconee, a 12,000 AC development with 5,660 existing homes (plus additional 4,750 planned), six championship golf courses, and the Ritz-Carlton hotel
- +
- Tourism is a significant economic driver for the Lake Oconee region, benefitting from its natural attractions and luxury amenities
- +
- Lake Oconee is known for its luxury real estate, with exclusive communities such as Reynolds Lake Oconee, Cuscowilla, and Harbor Club (average home listing price of \$1,415,211 in 2025)
- +
- Strong retirement market, attracting high-net-worth individuals from across the nation
- +
- Miles of walking trails and lively green spaces
- +
- Year round events on the boulevard
- +
- Adjacent to one of the top performing Publix stores in GA, with 1.1M annual visitors



TAIL AERIAL



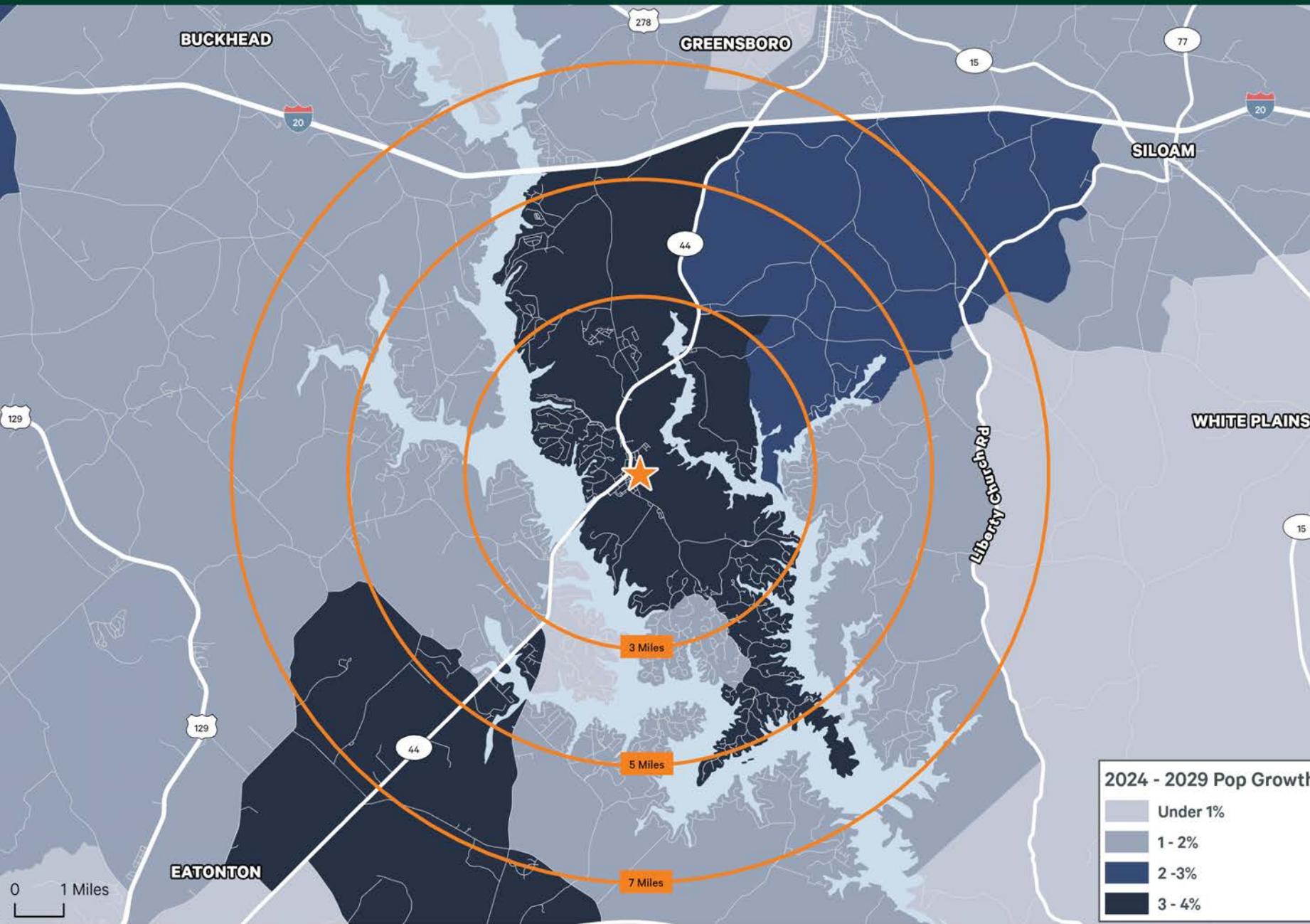
SITE PLAN

The Boulevard at Airabella- Small-Town Charm, Local Shops, Rooted In Community
Opening Spring 2027



Airabella

613 Lake Oconee Pkwy | Greensboro, GA 30622

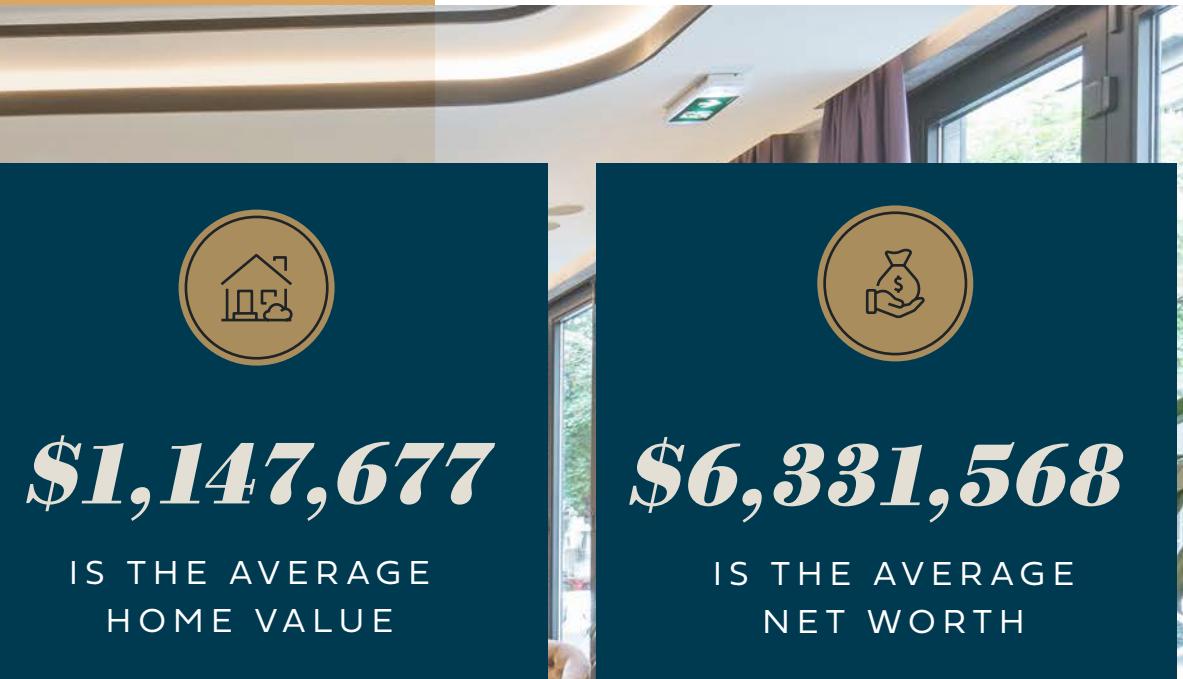


© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and/or information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. 7/22/2025 2:22 PM 435081_TF

CBRE

AREA DEMOGRAPHICS

Based on a 5 Mile Radius



AMY FINGERHUT
Senior Vice President
+1 404 812 5156
amy.fingerhut@cbre.com

OLIVIA ARNOLD
Senior Associate
+1 770 876 4937
olivia.arnold@cbre.com

RAQUEL HWANG
Associate
+1 786 351 2800
raquel.hwang@cbre.com

CBRE, INC.

+1 404 504 7900

CG
ChoiceGateway

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.