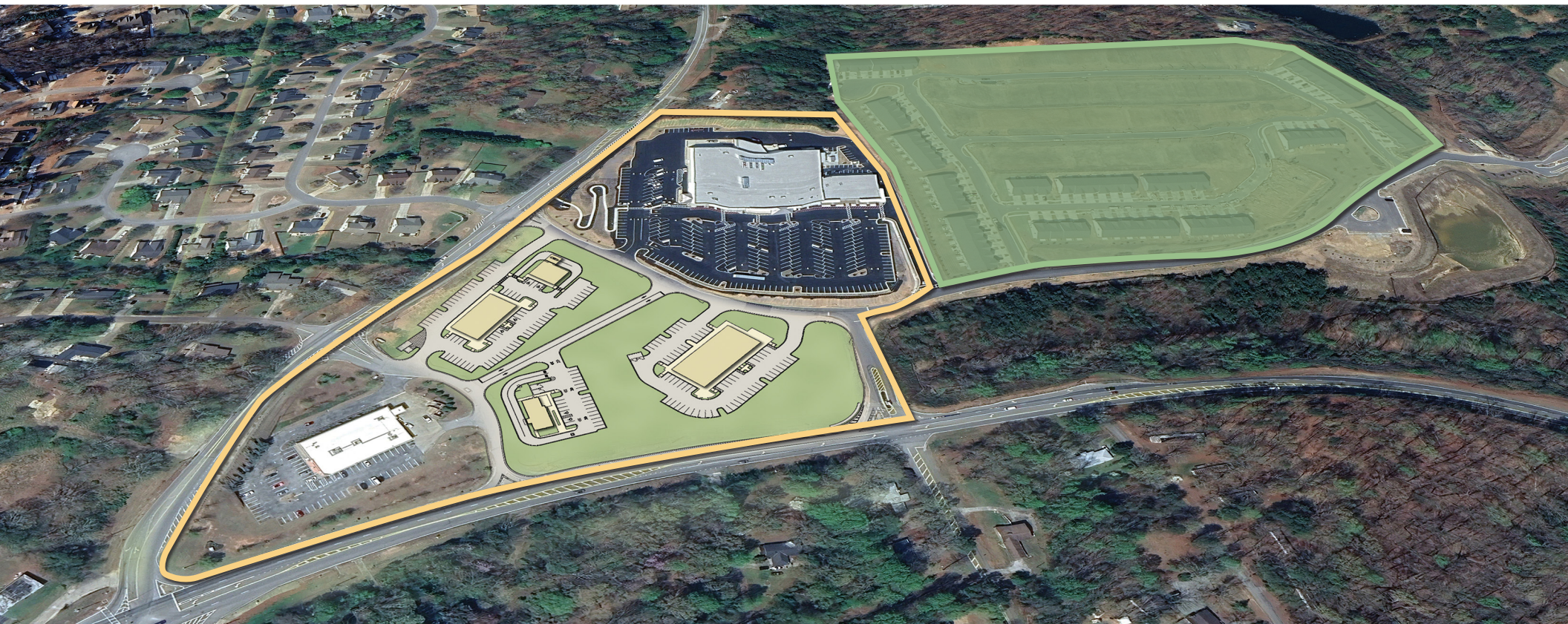


**NOW LEASING**

# PUBLIX AT RIVERBROOK MARKETPLACE

**GAINESVILLE :: GEORGIA**

3911 Thompson Bridge Road :: Gainesville, GA 30506



**BENDERSON**  
DEVELOPMENT

**Corporate Headquarters**  
7978 Cooper Creek Blvd :: University Park, FL 34201  
P: 941.359.8303

**Buffalo Office**  
570 Delaware Ave :: Buffalo, NY 14202  
P: 716.886.0211

[benderson.com](http://benderson.com)



# WELCOME TO PUBLIX AT RIVERBROOK MARKETPLACE

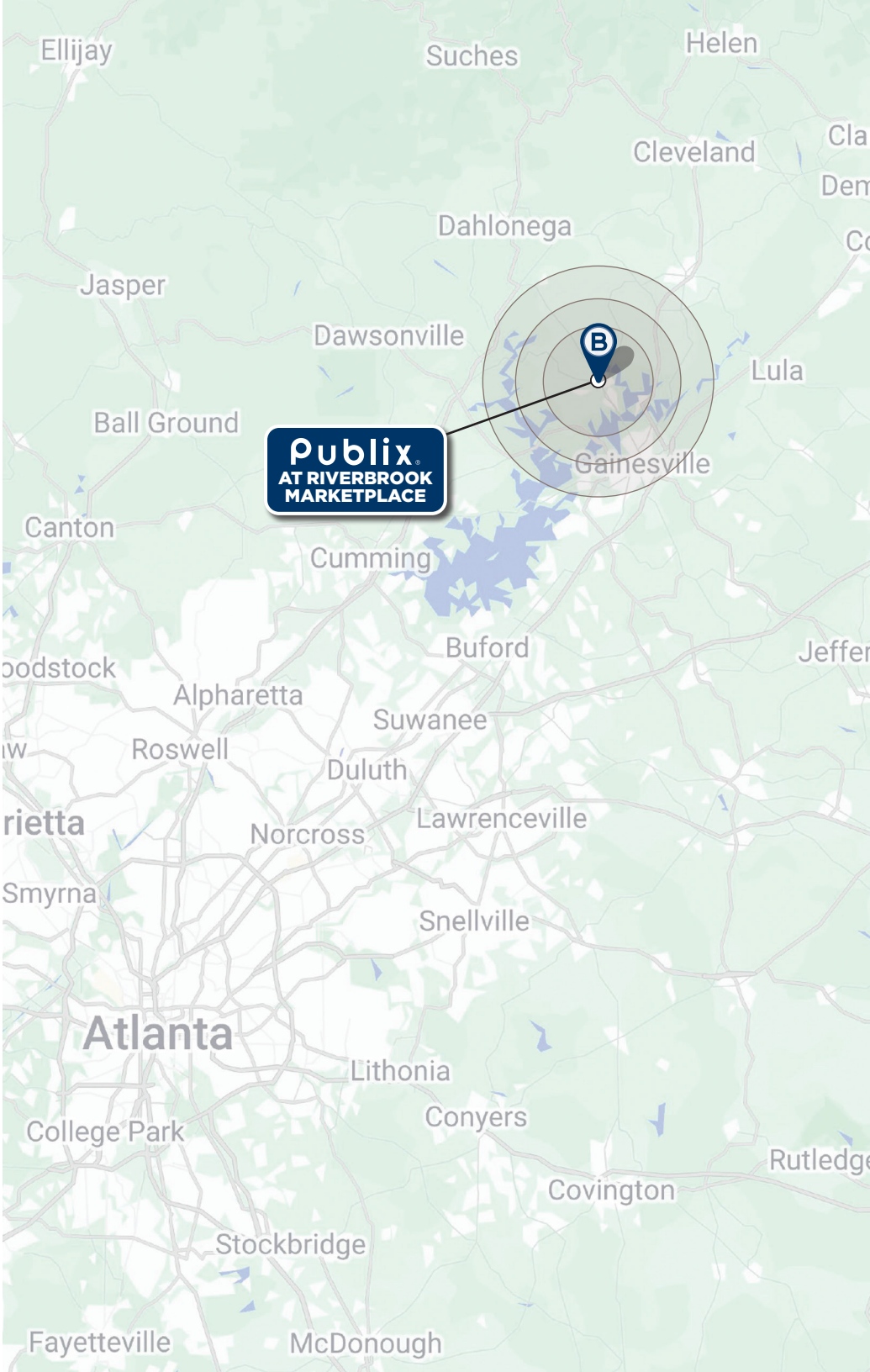
Located in Gainesville, Riverbrook Marketplace is a new Publix-anchored development coming to Northeast Georgia. The first phase will include a vibrant blend of grocery, dining and retail that will provide an abundance of amenities to local residents, whose average household incomes are over \$124,000 within three miles. This scenic center, close to Lake Sidney Lanier, the Chattahoochee National Forest and the foothills of the Blue Ridge Mountains, is well positioned to become the area's premier retail destination.





# DEMOGRAPHIC SUMMARY

POPULATION	3 MILES	5 MILES	7 MILES
2024 Summary	13,499	38,739	80,325
2029 Projected	14,152	39,918	85,699
HOUSEHOLDS			
2024 Summary	5,129	14,945	30,234
2029 Projected	5,452	15,608	32,405
HOUSEHOLD INCOME			
2024 Average HHI	\$124,658	\$119,482	\$109,300
2029 Projected HHI	\$143,665	\$139,518	\$127,548
MEDIAN AGE	43.0	42.4	39.3
COLLEGE EDUCATED	35%	34%	30%
2024 AVG NET WORTH	\$1,889,660	\$1,829,807	\$1,551,269
DAYTIME POPULATION	14,776	33,262	96,924
BUSINESS SUMMARY			
Total Businesses	244	768	3,193
Total Employees	2,945	7,981	50,670



## AREA INFORMATION

**RIVERBROOK MARKETPLACE** serves the entire Hall County area, including Gainesville, Oakwood, Flowery Branch, Buford, Braselton, Clermont, Gillsville and Lula. Gainesville, the county seat, is a bustling city of more than 35,000 people and is located 50 miles northeast of Atlanta and 35 miles northwest of Athens. In addition to hosting numerous festivals and events throughout the year, Gainesville-Hall County is home to many top tourism destinations.

**LAKE SIDNEY LANIER**, a 38,000-acre recreational lake that attracts some 10 million visitors annually. It's the most popular U.S. Army Corps of Engineers lake in the nation and boasts a \$5 billion annual economic impact on the area.



**LANIER ISLANDS** is a sprawling resort that boasts the largest wave pool in Georgia, miles of walking trails, lakeside golf course, and endless summer and winter activities, including the only snow tubing slide in Georgia.



### LAKE LANIER OLYMPIC PARK

was the rowing, canoe and kayak venue for the 1996 Centennial Olympic Games. The recently renovated facility hosts several major competitions annually, attracting local, regional and international visitors.

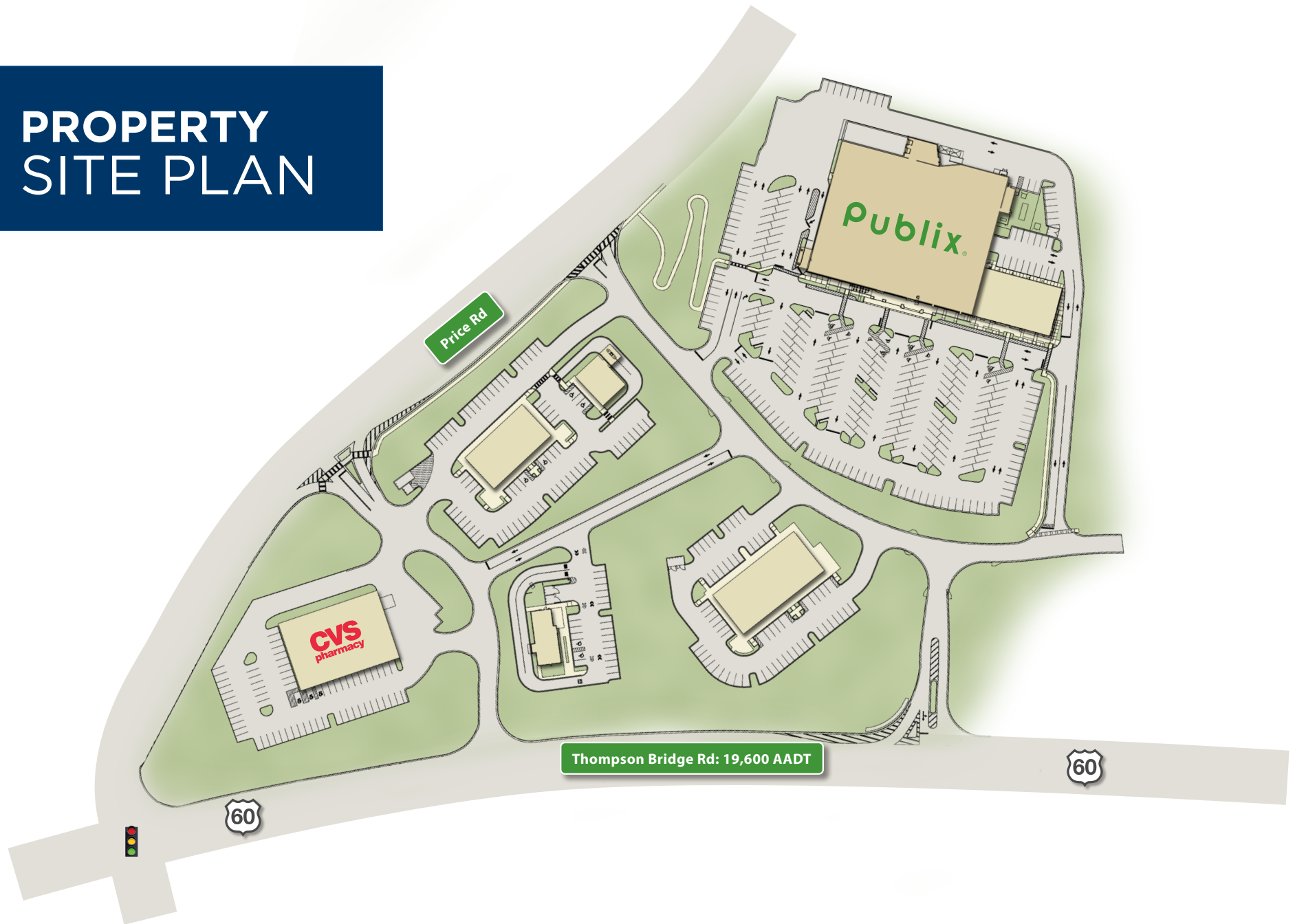


**MICHELIN RACEWAY ROAD ATLANTA**, an international raceway, brings more than 500,000 enthusiastic fans to Hall County yearly and is the site of the international Petit Le Mans race.





# PROPERTY SITE PLAN





# **BENDERSON** DEVELOPMENT

**benderson.com**

Benderson Development is one of America's largest privately held real estate development companies. Founded in 1949 in Buffalo, New York, by Nathan Benderson, the Benderson portfolio consists of more than 54 million square feet in 41 states. Benderson owns and self manages its properties, with a diverse portfolio of retail, office, medical, industrial/warehouse, hotel and residential properties.

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