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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.

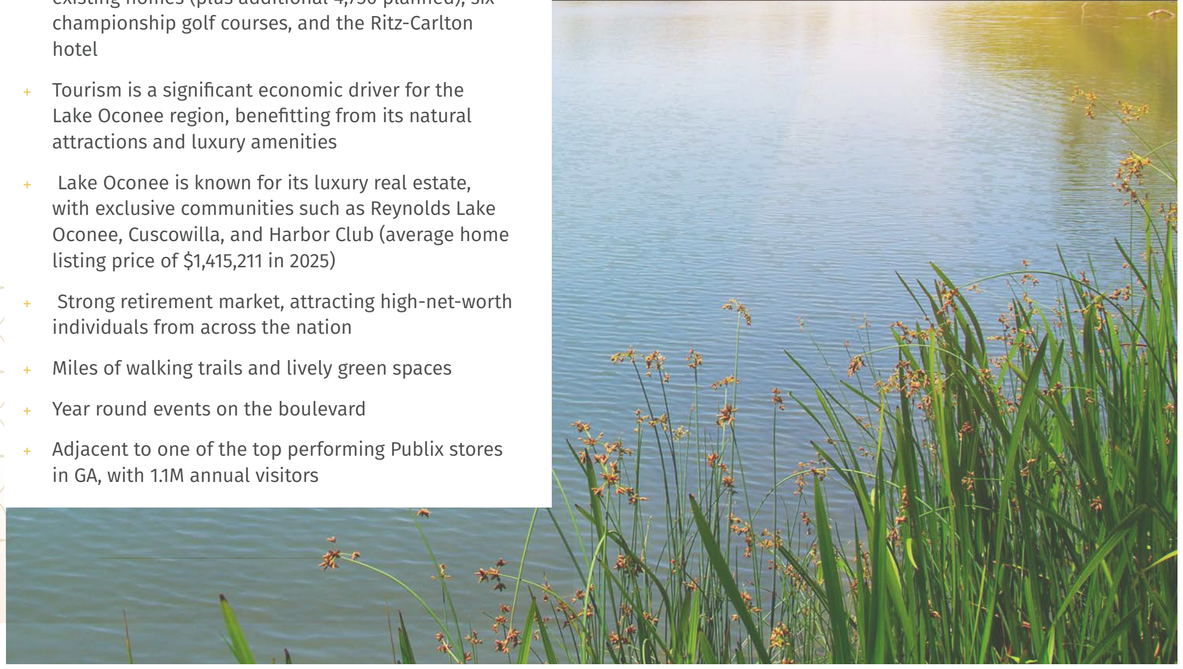
Airabella Lake Oconee’s retail center provides a premium setting that aligns with high-end brands and creates an unforgettable experience for your customers.

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.

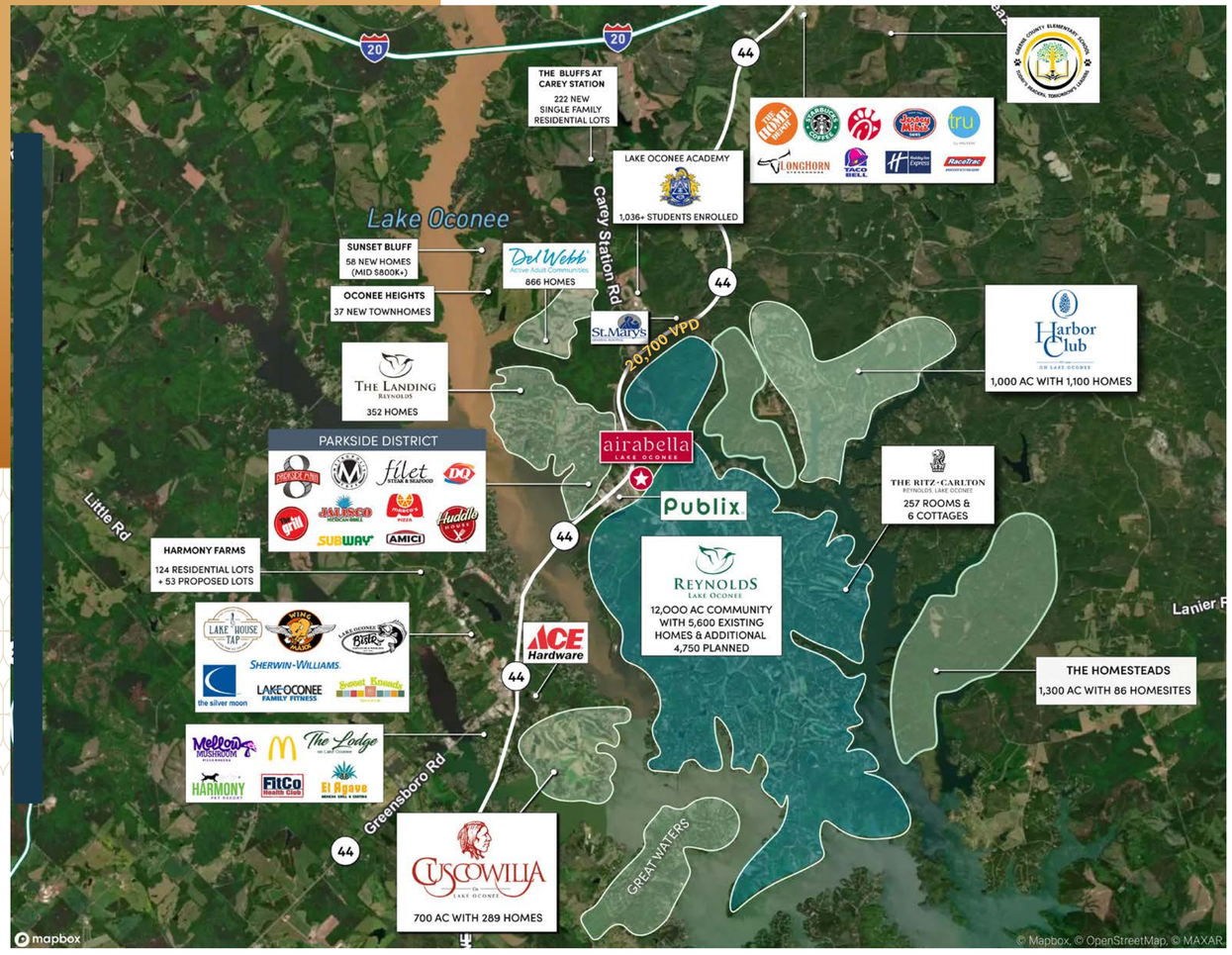
PROPERTY HIGHLIGHTS

- 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



CONCEPTUAL RENDERINGS

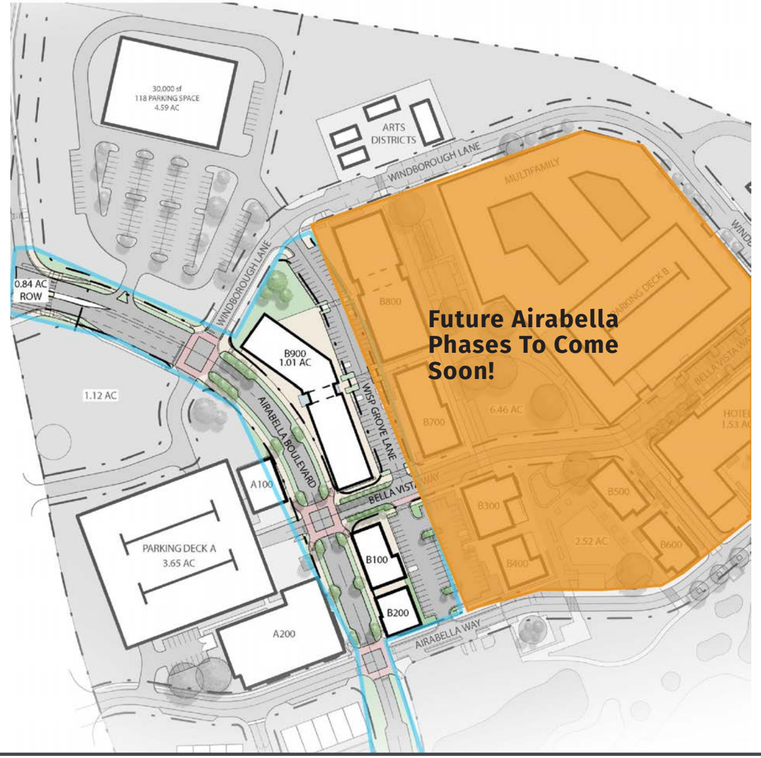
RETAIL AERIAL



SITE PLAN

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

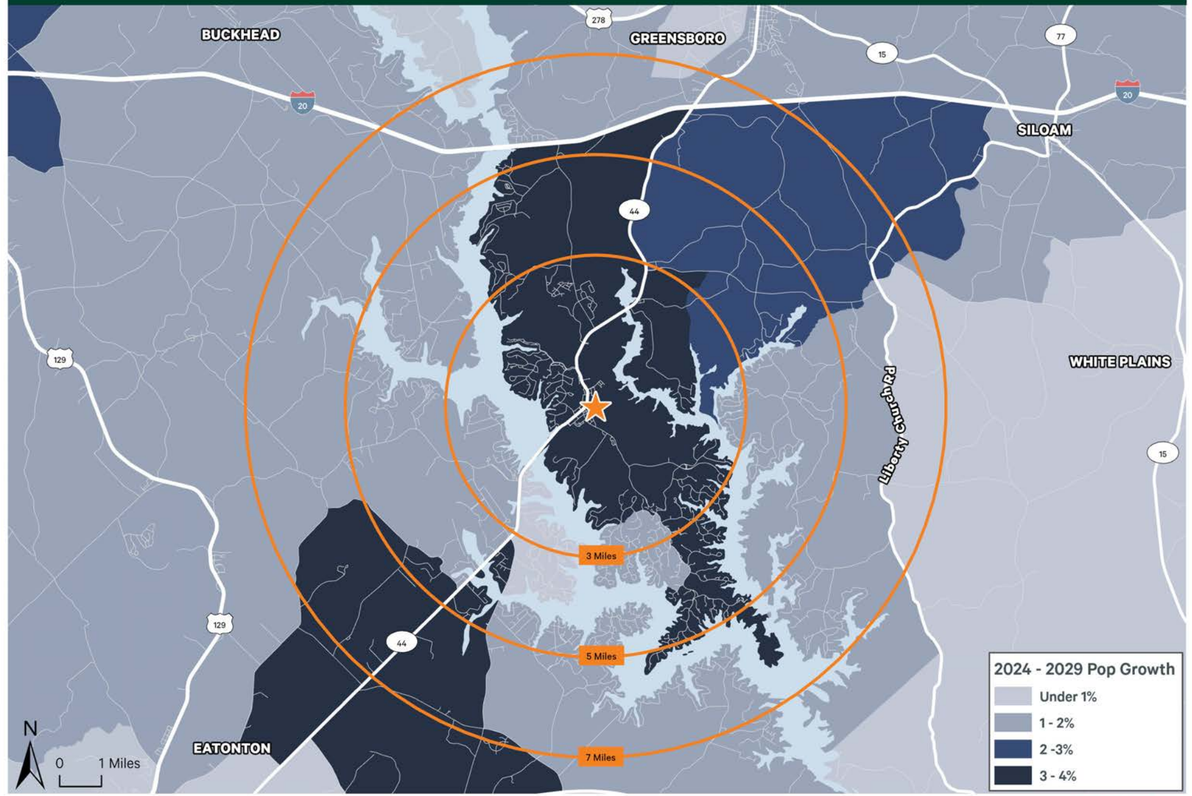
Opening Spring 2027



AIRABELLA

Airabella

6130 Lake Oconee Pkwy | Greensboro, GA 30642



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AREA DEMOGRAPHICS

Based on a 5 Mile Radius

$196K

IS THE AVERAGE **HOUSEHOLD INCOME**

$1,147,677

IS THE AVERAGE HOME VALUE

$6,331,568

IS THE AVERAGE NET WORTH

NATIONALLY KNOWN RITZ-CARLTON AT LAKE OCONEE IS IN THE TOP 5% OF MOST VISITED HOTELS IN THE UNITED STATES AND TOP 3% IN GEORGIA

24,906

CURRENT YEAR POPULATION

BASED ON A 10 MILE RADIUS

PROJECTED ANNUAL HOUSEHOLD GROWTH RATE

2.82%

(WITHIN THE NEXT FIVE YEARS)

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