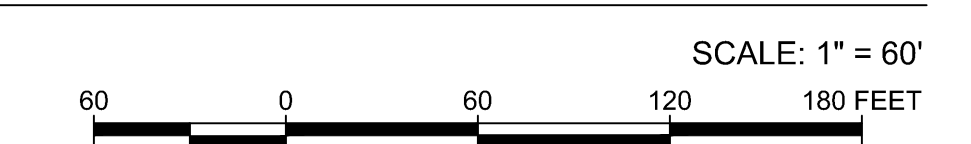


VICINITY MAP
NOT TO SCALE

LEASE AREAS	
PARCEL 1 - KROGER, DRIVES & PONDS	16.29± ACRES
PARCEL 2 - FUEL CENTER	1.03± ACRES
PARCEL 3 - SHOPS	1.32± ACRES
OUTLOT 1	1.53± ACRES
OUTLOT 2	0.97± ACRES
OUTLOT 3	1.00± ACRES
OUTLOT 4	1.03± ACRES
TOTAL SITE AREA	23.16± ACRES

SITE ANALYSIS	
KROGER	118,314 S.F.
FUEL KIOSK	247 S.F.
SHOPS-A	5,400 S.F.
SHOPS-B	5,400 S.F.
TOTAL BLDG AREA	129,361 S.F.
PARKING PROVIDED	537 SPACES
PARKING RATIO	4.15 SP/M.S.F.
SHOPPING CENTER SITE AREA	18.64± ACRES
OUTLOT AREA	4.52± ACRES
TOTAL SITE AREA	23.16± ACRES

LEASE PLAN EXHIBIT



ROBERSON LOIA ROO
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GA.COA#PEF00662 EXPRES: 06/30/2022

KROGER GA-664
3942 HARPER FRANKLIN AVENUE
AUGUSTA, GA 30309
FOR:
THE KROGER COMPANY
3155 ROYAL DRIVE, BLDG 100
ALPHARETTA, GA 30022

LEASE PLAN EXHIBIT

DATE: **08/10/2022**

PROJECT NUMBER: **22187**

SHEET NUMBER: **L-2**

Wednesday, August 10, 2022 8:02:36am (6/24/2017)
C:\Users\jloia\OneDrive\Documents\22187.dwg [1-2]