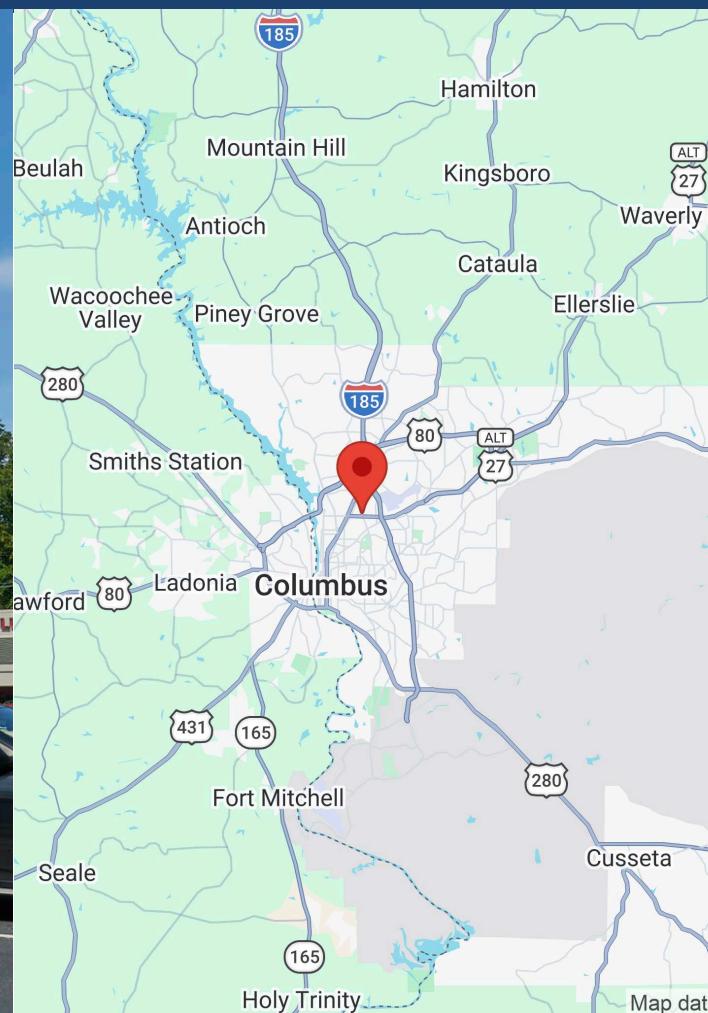


# ST FRANCIS MARKETPLACE

4519 WOODRUFF RD // COLUMBUS, GA 31904



OWNED GLA  
63,607 SF

TRAFFIC COUNTS  
I-185 : 42,000 VPD

DEMOGRAPHICS  
Population  
Avg Income

|            | 3 MILE   | 5 MILE   | 10 MILE  |
|------------|----------|----------|----------|
| Population | 59,408   | 155,757  | 268,702  |
| Avg Income | \$60,593 | \$62,986 | \$65,526 |

St. Francis Marketplace is a multi-anchor retail center located in the popular St. Francis medical community of Columbus, Georgia. The center sits at the busy intersection of the Manchester Expressway & Woodruff Road which is a major retail corridor. St. Francis Marketplace is close to the Columbus Airport, Columbus State University and Peachtree Mall. It is home to two long-standing hometown restaurants alone with many national tenants.

Major Tenants: Planet Fitness, Franklin Dental and Braces, Jersey Mikes Subs, Mr. Wing Sports Grill & Bar, Rent-A-Center

ZRP

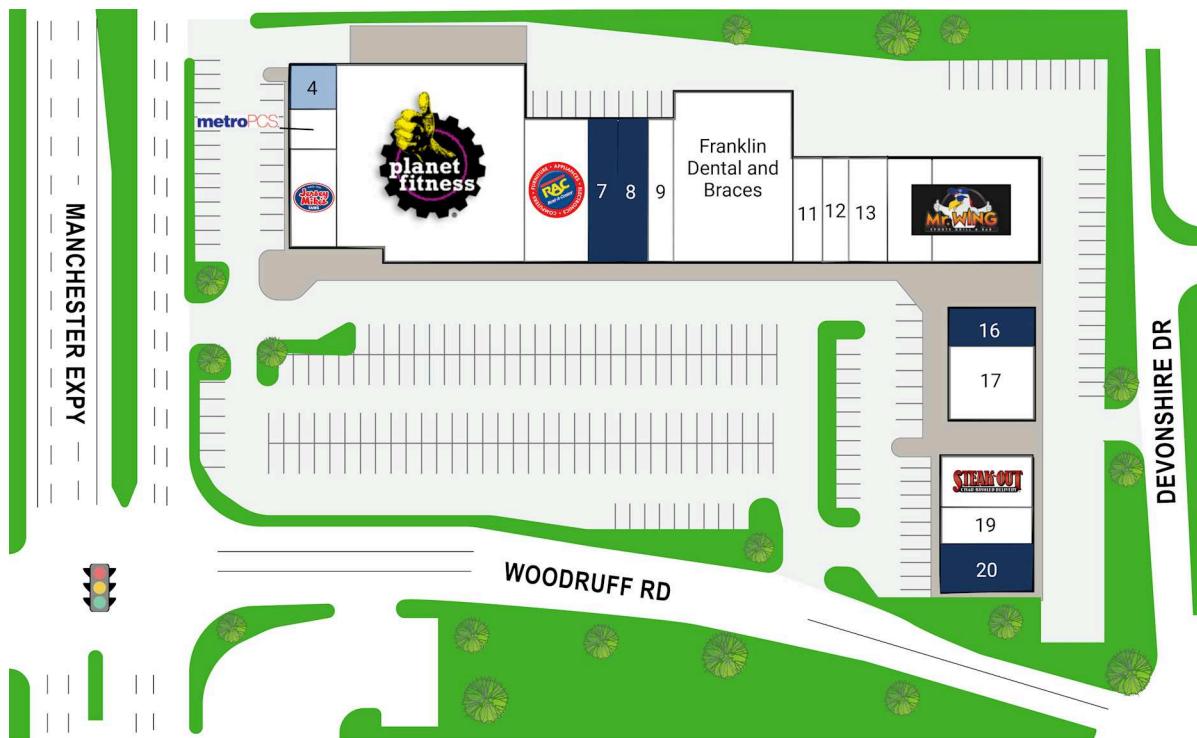
ZIFF  
REAL ESTATE  
PARTNERS

FOR LEASING INFORMATION  
Alec Boyle  
843.724.3473  
aboyle@ziffcre.com  
www.ziffcre.com

# ST FRANCIS MARKETPLACE

4519 WOODRUFF RD // COLUMBUS, GA 31904

Available      Coming Available      Occupied      Non-Controlled



Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.

| SUITE# | Tenant Name | GLA(SF)  |
|--------|-------------|----------|
| 7      | AVAILABLE   | 2,000 SF |
| 8      | AVAILABLE   | 2,000 SF |
| 16     | AVAILABLE   | 1,250 SF |
| 20     | AVAILABLE   | 2,320 SF |

| SUITE# | Tenant Name                 | GLA(SF)   |
|--------|-----------------------------|-----------|
| 2      | METROPCS                    | 855 SF    |
| 3      | JERSEY MIKES SUBS           | 1,710 SF  |
| 4      | MAIL ROOM                   | 855 SF    |
| 5      | PLANET FITNESS              | 17,664 SF |
| 6      | RENT-A-CENTER               | 4,000 SF  |
| 9      | PELUSO'S RESTAURANT         | 2,000 SF  |
| 10     | FRANKLIN DENTAL AND BRACES  | 9,400 SF  |
| 11     | LOANS OF GEORGIA            | 1,400 SF  |
| 12     | NAIL LUV                    | 1,400 SF  |
| 13     | REPUBLIC FINANCE            | 1,960 SF  |
| 14-15  | MR. WING SPORTS GRILL & BAR | 7,290 SF  |
| 17     | COLUMBUS VASCULAR CENTER    | 3,500 SF  |
| 18     | STEAK OUT                   | 2,000 SF  |
| 19     | CHINA EXPRESS               | 2,003 SF  |



**ZIFF  
REAL ESTATE  
PARTNERS**

FOR LEASING INFORMATION

Alec Boyle  
843.724.3473  
aboyle@ziffcre.com  
www.ziffcre.com