

*The Legaspi Company*  
THE KEY TO THE HISPANIC RETAIL MARKET

PLAZA FIESTA

HISPANIC MAGNET WITH HIGH CONSUMER TRAFFIC

4166 BUFORD HWY, ATLANTA, GA 30345



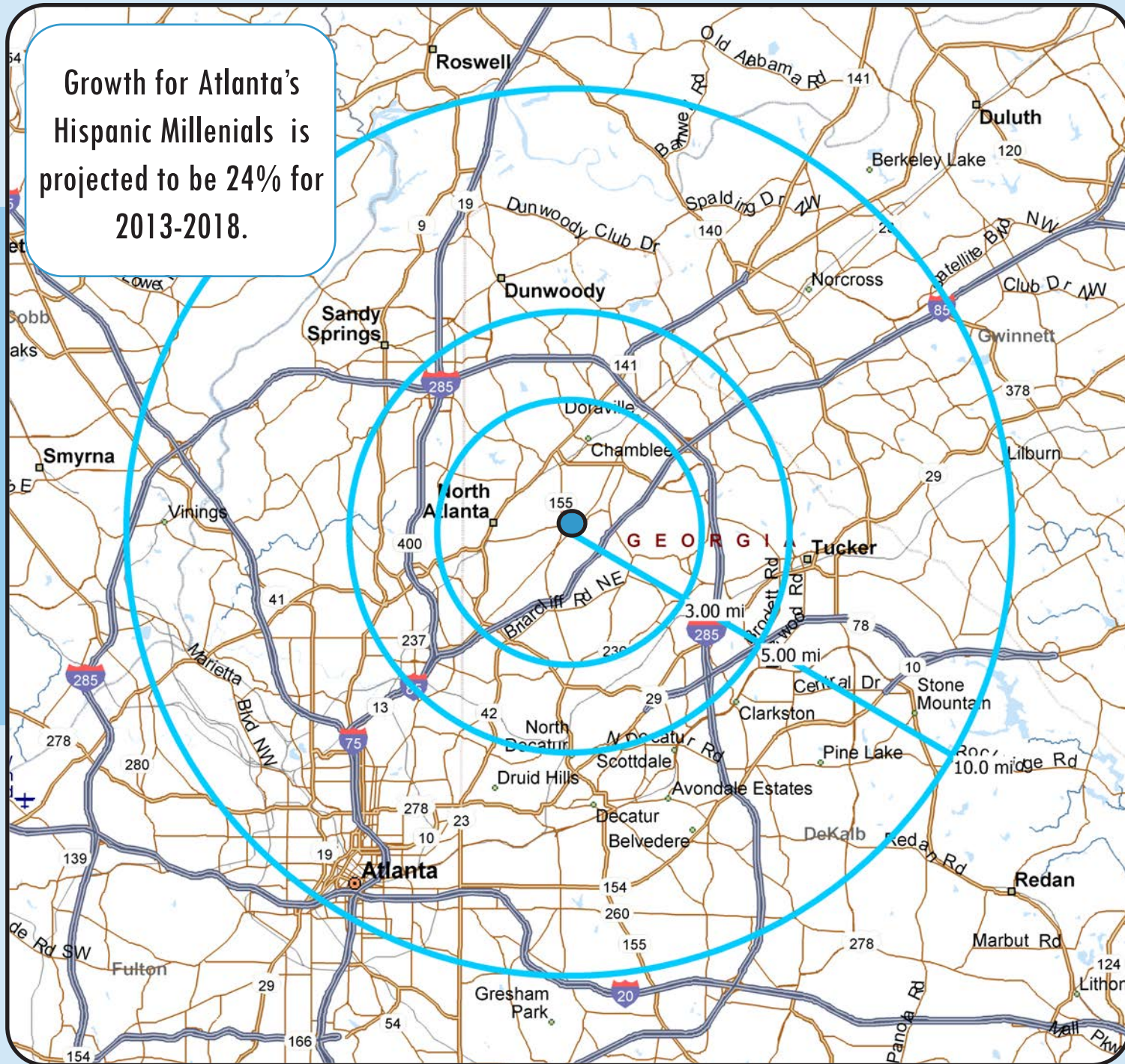
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According to the US Bureau of Labor Statistics, Hispanics spend the most on apparel and services than any other people.



TOTAL SQUARE FEET: 346,000  
 MAJOR RETAILERS: ROSS, Shopper's World and Planet Fitness  
 ENTERTAINMENT: Live weekend entertainment  
 PROPERTY TYPE: Super-Regional  
 RENOVATIONS: NEW LED PYLON ON BUFORD HWY, New Entry Upgrades 2014  
 ADDRESS: 4166 Buford Hwy, Atlanta, GA 30345

2015 ESTIMATE*	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	113,081	300,244	1,043,003
% HISPANIC	28.84%	20.14%	15.41%
MEDIAN HOUSEHOLD INCOME	\$58,882	\$57,956	\$54,643
AVG. HH INCOME	\$90,505	\$89,043	\$86,124
HOUSEHOLDS	47,668	135,439	448,475
GROWTH 2015-2020	6.15%	6.49%	5.32%

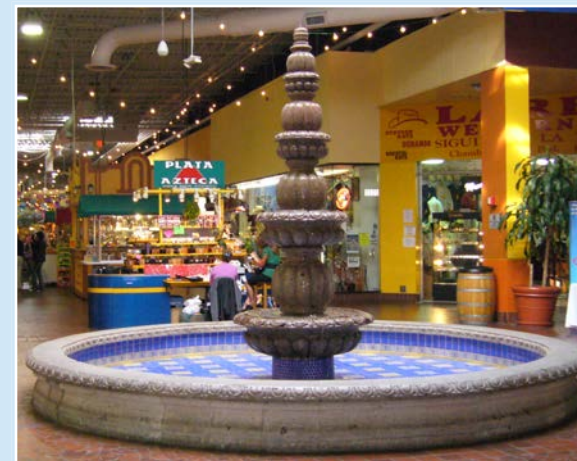
\*Source: Claritas, Inc.

VEHICLE TRAFFIC COUNTS*	2012 DAILY AVERAGE	2012 ANNUAL AVERAGE
ROADS WITH CENTER ENTRANCES		
Buford Highway	29,619	10,810,935
Clairmont Road	22,386	8,170,890
Dresden Drive	9,621	3,511,665

\*Source: KSS Fuels

Atlanta is the strongest magnet in the southeast for Hispanics. It has experienced exponential population growth (127%) from 2000-2013.

\*Source: Claritas, Inc.





280+  
Stores

±86'  
AVAILABLE for  
2 or more  
Suites  
±92'

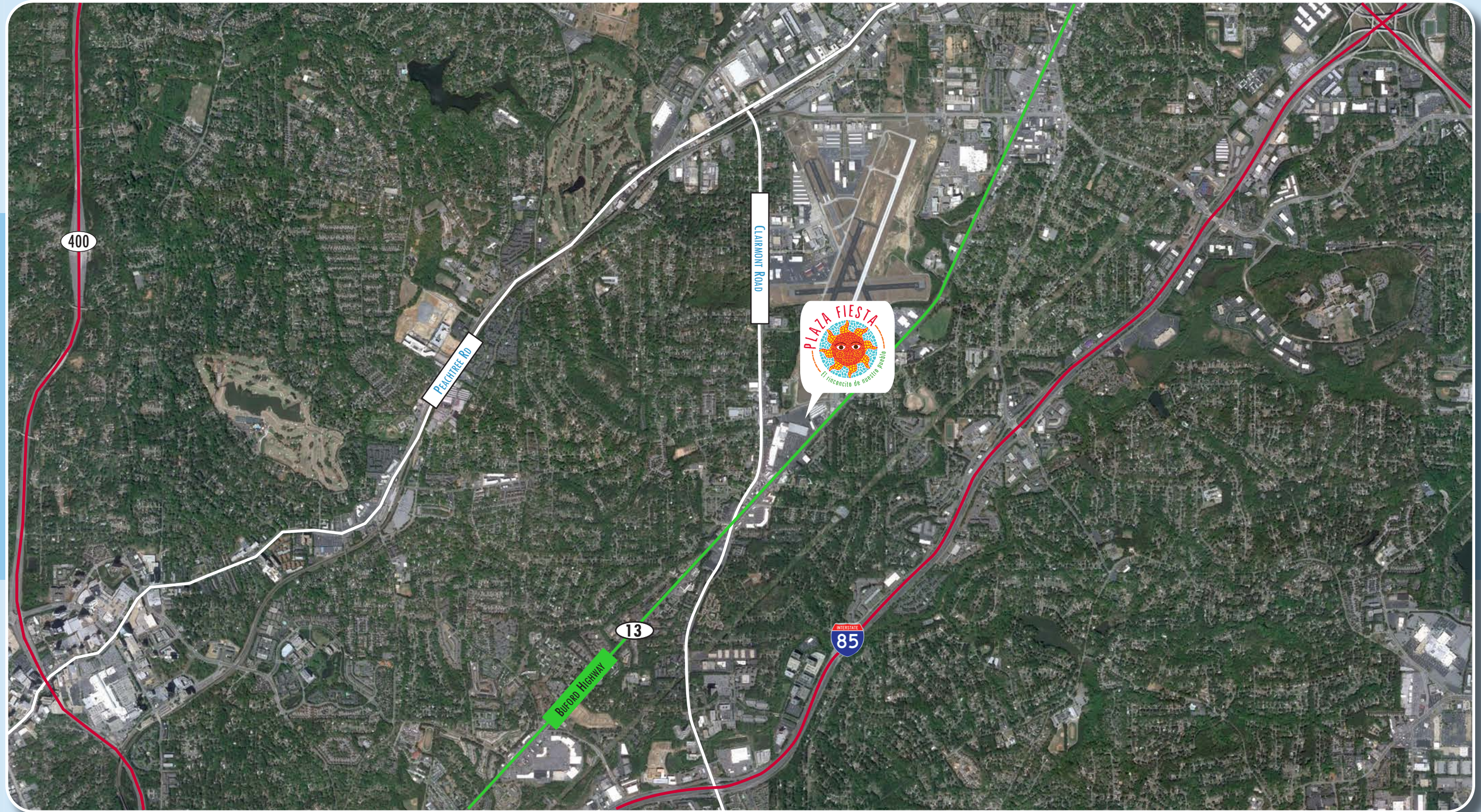
LED  
PYLON

Video



To view, use your smartphone's QR Code app.





The Legaspi Company (“TLC”) is the pioneer in Hispanic retailing.

For over 30 years, TLC has focused its commercial real estate efforts in development, redevelopment, brokerage, landlord & tenant representation and consulting. The company’s knowledge in Hispanic demography has enabled it to effectively identify and capitalize on untapped market opportunities and develop projects in urban and Hispanic areas.

TLC’s expertise has led REITs, investors and developers to seek the company’s assistance as they look to acquire and reposition assets in Hispanic trade areas. Municipal entities have also depended on the company’s ability to reposition shopping districts as a means of increasing goods and services within the community. The successes of TLC have caused retailers alike to utilize the company to define and implement their expansion strategies in the Hispanic market.

The belief of The Legaspi Company is that Demography is Destiny — 1 out 4 Americans Ages 0-5 is Hispanic.