

Gwinnett Place Opportunities



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www.VisitGwinnettPlace.com

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Geller & Son • Dairy Queen • Dan Colley Offices • Days Inn • Dent 1st Dental Care • DeVry University • East Coast Metals, Inc. • EMD Software • Emory Clergy Care • Enterprise Rent-A-Car • Exteme Carwash • Family Christian Stores • Fancy Hair Design • Fast-Fix Jewelry Repair • Fastsigns • Fibervisions • Finish Line • Firestone • First Choice Financial Corporation • First Intercontinental Bank • First Mortgage & Financial Group, Inc. • Fitness Resource • Flagstar Bank • Flagstar Bank • Flagstar Bank Home Lending • Focus • Focus Diamonds • Foot Locker • Foot Solutions • FootAction USA • For Eyes Optical • For U III • Forever 21 • Forever Jewelers • Fossil • Fotto Star • Frederick's of Hollywood • Fry's Electronics • Fuddruckers • Fuerza Latina Aseguranzas • Furniture Mall • Future Communication • Future Security • G & G • G&A Beauty Supply • GameStop • Gap • Gap Kids • General Nutrition Center • Georgia French Bakery & Café • Georgia Medical Resource Pool • Georgia Periodontics, P.C. • GICSOFT, Inc. • GITI Exclusive • GITI IV • Global Dental Care, LLC • Global Language Services • GMAC Real Estate • Golden China Restaurant • Golden Corral Buffet & Grill • Good Cents Cleaners • Good Hands • Goodwill • Goodyear Tire Center • Gordon's Jewelers • Gorin's Cafe • Grand Buffet • Grange Insurance • Grant Shepherd & Associates, Inc. • Great American Cookie Co. • Great Earth Vitamin Store • Great Panda • Great Wraps • Greater Atlanta Speech & Language Clinic • Green Financial Resources, LLC • GTS, Inc. • Gwinnett Audi • Gwinnett Center • Gwinnett Health Centers • Gwinnett International Farmer's Market • Gwinnett Place Auto Mall • Gwinnett Place Chiropractic • Gwinnett Place Dental • Gwinnett Place Ford • Gwinnett Place Jewelry Outlet • Gwinnett Psychological Center • Gwinnett Technical College • Gymboree • H & R Block Tax & Business Services • Hair & Heads • Hair Cuttery • Han Byul Karaoke • HANA International Realty, Inc. • Happy Feet Shoe Repair • Haru Ichiban Japanese Restaurant • Haverty's Furniture • Heakin Research Gwinnett • Heel Quick Shoe Repair • Hennessy Cadillac • Hennessy Jaguar Gwinnett • Hennessy Land Rover Gwinnett • Hennessy Lexus of Gwinnett • Hertz Corp. • hgregg • Hobby Town USA • Holiday Inn • Home Depot • Honey Pig • Hong Kong Bakery • Hooters of Gwinnett • Hot Topic • HotSprings Spas • Hub Group, Inc. • Huntington Learning Center • Hustler Billiards • IHOP • Ink Depot • Inspirations Hair Studio • Intercultural Center for Health & Wellness • Intown Suites • Intrigue Jewelry • It's About Time • It's Soccer • J A Recruitment & Immigration, Inc. • J. 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Ouellette, DDS • Paulette Boutique • Pawn Palace • Payless ShoeSource • PCA, Inc. • Pension Financial Services, Inc. • Perfect Fit Children's Shoes • Perfumania • Perfume Hut • Petco • PetSmart • Pharmacy Optical & Vision • PhotoGenik • Physicians' Immediate Medical • Pier 1 Imports • Piercing Pagoda • Pine Tree Embroidery • Pinkheart • Pinnacle Credit Union • Pirate's Cove • Plato's Closet • Pleasant Hill Plaza • Polo's • Power Auto Repair • Precision Tune Auto Care • Premier Dodge • Presbyterian Homes of Georgia • Primerica • Princeton Jewelers • Promove • Provino's Italian Restaurant • Pure Gold & Diamond • Pyramid Realty • Q Hair Salon • Quesadilla Factory • Quick Weight Loss • QuikTrip • Quiktrip • Quiznos Subs • Q-Zar • R. 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H. Fashion • Townsend Tax & Accounting Service • Toys R Us • Traffic Shoes • Tuesday Morning • U. S. News Stand • U.S. Air Force Recruiting • U.S. Air Force Reserve Recruiting • U.S. Army Recruiting • U.S. Marine Corps Recruiting • U.S. Navy Recruiting • UA Uniform Advantage • Umpierre & Associates, LLC • Underground Station • Unique Beauty Supply • United BMW • United Collision Center • UnitedPharma • Unlimited PCS • USPS • VA Southeast Network • Venta De Decoracion mexicana • Venture Cinema • Venturi Staffing Partners • Venus Hair Salon • Victoria's Secret • VisionWorks • Vitamin Shoppe • VOLT Staffing • W. B. Marks Partners, LLC • Wachovia • Wachovia Mortgage Corp. • Waffle House • Waffle House • Waldenbooks • Walgreens • Wallpaper Atlanta - DwoSkin's • Washington Mutual • Wedding Group One • Weingarten Realty • Well-Being Family Taekwondo • Wells Fargo Financial • Wendy's • Westaff • Westfield Companies • White Chapel Memorial Gardens • Whitehall Co. Jewelers • Wild Bill's • Wild Pair Shoes • WillStaff • Wingate Inn • Wireless World • Wolf Camera • Woori Acupuncture Medical • Yankee Candle Co. • Zales • Zanardo Architects, LLC • Zelaya Bay Restaurant

**Businesses
Finding Success
at
Gwinnett Place**

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Gwinnett Place – The Place To Be

These businesses reflect the richly diverse and dynamic greater Gwinnett Place community.

Gwinnett Place's commercial properties form the central business district of Gwinnett County -- a focal point for retail, office, shopping, dining and hospitality experiences.

Greater Gwinnett Place reaps the benefit of its proximity to the world-class Arena at Gwinnett Center entertainment venue and the Interstate 85 and Ga. Highway 316 corridors, serving as the gateway to the Atlanta region and all of Northeast Georgia.

Annually, more than 8 million visitors come seeking excitement, shopping, dining and entertainment.

New business opportunities keep greater Gwinnett Place a steady growth environment for retail, hospitality and office investment. The area is also the likely first home to Gwinnett County's inaugural mixed-use, high-rise developments.



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Gwinnett Place – The Place To Find Success

Greater Gwinnett Place is served by its own community improvement district (CID).

The Gwinnett Place CID is a public-private partnership driven by the area's commercial property owners. The CID is dedicated to keeping the Gwinnett Place area economically competitive through business and government collaboration.

The area includes the most modern IT infrastructure available, and the present sewer/water capacity is more than adequate to support future developments. The Gwinnett Place CID works to continually enhance infrastructure upgrades that further enhance the area.

The CID's most ambitious long-range infrastructure improvement project is the complete reconstruction of the Pleasant Hill Road Bridge over Interstate 85. The new crossing will accommodate 10 lanes of travel to greatly increase traffic efficiency.



A number of key improvement projects already benefit those working and visiting the area:

- Interstate-85/Ga. 316 interchange reconstruction for faster expressway travel
- Numerous enhancements centered on pedestrian safety and mobility
- Widening of all major thoroughfares serving the area
- Wayfinding and signage additions to increase mobility
- Traffic signal optimization to reduce commuter congestion
- Weekly right-of-way maintenance throughout the District
- Community patrols that enhance security
- Extensive landscaping upgrades along I-85 and throughout the District
- Gateway monuments and streetscaping projects brand the area



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Gwinnett Place – The Place To Shape The Future

Businesses from around the globe continue to locate and grow in Gwinnett County, and greater Gwinnett Place stands at the strategic center of this community that consistently ranks among the top in the nation for economic strength.

With tens of thousands of new residents choosing to call Gwinnett County home every year, Gwinnett Place is poised to become the new urban core for this most progressive of communities. Investors reap the benefits from a strong and growing business environment at the center of Gwinnett.

Active planning for greater Gwinnett Place builds upon the area's development dynamics, and a growing number of investment projects is creating even more opportunities for success in Gwinnett County.

CID leaders bring together real estate brokers, developers, area chambers of commerce and others to highlight available properties. Through its online presence at www.GwinnettPlaceCID.com, the CID provides centralized details about investment properties.



Greater Gwinnett Place Demographics

Population (radius)	5 Mile	10 Mile
2007 (est.)	212,596	741,899
2012 (est.)	234,340	811,920

Occupation (radius)	5 Mile	10 Mile
Blue Collar	24,498	69,418
White Collar	78,795	288,995

Household Income (radius)	5 Mile	10 Mile
Average	\$67,869	\$86,710
Median	\$56,556	\$67,429
Per Capita	\$24,194	\$30,343



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Gwinnett Place – The Place To Invest

Greater Gwinnett Place is one of metro Atlanta's most vibrant and diverse places to locate, and the presence of the CID brings even greater benefits for new businesses.

Because the Gwinnett Place area formed a CID, newly arriving businesses could qualify for incentives designed to foster success.

Targeted industries eligible for special consideration include headquarters, advanced communications, IT, healthcare, life sciences and manufacturing/logistics.

Qualifying businesses must meet certain employment and investment thresholds, which are more easily obtained in the CID.

Information on economic development incentives is available at www.GwinnettChamber.org.



Possible incentives for locating in the Gwinnett Place CID

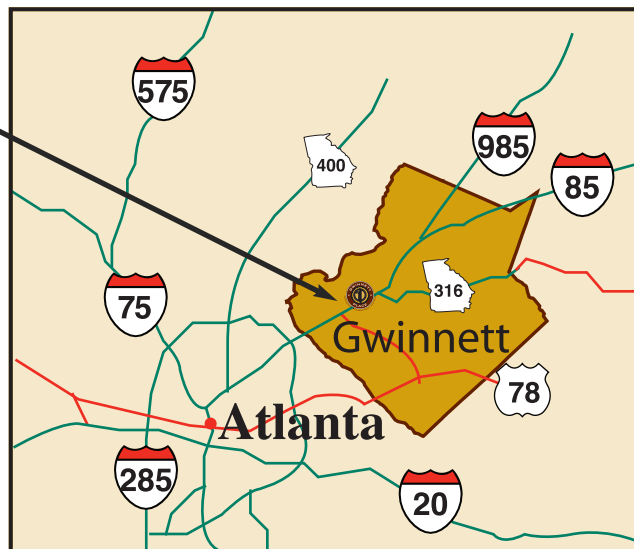
- Reduced costs for certain applications and permits
- Reduced business occupation taxes
- Reduced water/sewer charges
- Acceleration of development reviews
- Acceleration of public hearings



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Gwinnett Place –
Gwinnett's Central
Business District



Additional Resources

Gwinnett Chamber of Commerce
6500 Sugarloaf Parkway - Duluth, GA 30097
(770) 232-3000

Georgia Hispanic Chamber of Commerce
2801 Buford Highway, Suite 500 - Atlanta, GA 30329
(404) 929-9998

Korean-American Chamber of Commerce
3367 Northcrest Rd. - Atlanta, GA 30340
(770) 724-1922





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