

Outstanding Leasing Opportunity



SHOPPES OF WOODSTOCK
State Route 92 & Sharon Way
WOODSTOCK, GA

Competitive Rent

Flexible Lease Terms

Low Start-Up Costs

Tenant Improvements

FREE RENT

Now Leasing... **Large & Small Stores, Restaurants,
Professional Offices and Pad Sites**



Sign A Lease By 1-15-08 & Pay No Base Rent Until Memorial Day (5-26-08)!

**PHASE 1 NOW LEASING
NEW SHOPPING CENTER SPACE AVAILABLE**

- Join Our New Merchants -

Solar Nails Matressplus

MI CASA MEXICAN RESTAURANT

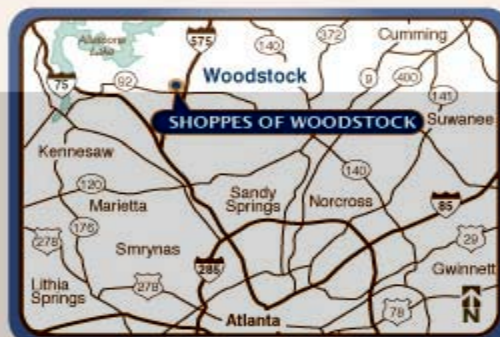
Free Sign

If you respond to this offer
and lease space within
30 days...We will
provide your storefront
sign - **FREE!**

This Is Your Chance To Make A Great Deal!

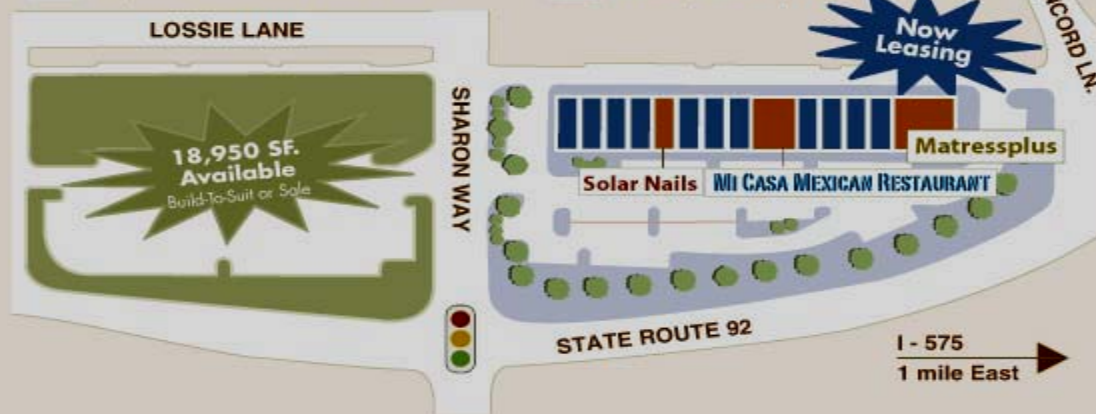
Aggressive Leasing Program

In order to quickly fill our last remaining spaces in Phase I, we are offering special lease incentives to qualified businesses. **If you sign a lease with us before January 15th, 2008 you will pay no base rent until Memorial Day (May 26th, 2008). The sooner you open for business...the more free rent you will receive.**



PHASE II - AVAILABLE LAND
18,950 SF. For Build-To-Suit or Sale

PHASE I - AVAILABLE SPACE
From 1,225 to 6,000 SF.



New Shopping Center = New Business Opportunities

- **Beautiful Upscale Design** - Our center's beautiful architecture sets us apart from the competition and creates an upscale shopping environment and a great place to locate your business...at this location, you will get noticed.
- **Location - Location - Location** - The center has great visibility and easy access located on the recently expanded State Route 92 (high traffic count of 40,000 cars per day), just one mile east of I-575. The center was built near many large national retailers such as Home Depot, Lowe's, Super Target, Office Max, Kohl's and Old Navy creating a regional retail hub. Our tenants will service a strong existing customer base of 150,000 residents within a five-mile radius...the day you open for business, business will be there.

Michael Mittel
(404) 229-8999
mmittel@mindspring.com

FAX (404) 845-1984 or Mail
The Enclosed Business Reply Card



F&M Investments, LLC.
6135 Rivercliff Dr. Atlanta, GA 30328

THIS MATERIAL IS SUBMITTED WITHOUT REPRESENTATION OR WARRANTY © 2007 MAKLER (800) 244-9066