

PROJECT SPECIFICS:

Size:	200 acres total
--------------	-----------------

Phase I :	70 acres encompassing a 720,000 square foot regional power center. Focus will be entertainment and dining, with a large national department store as the anchor. Other tenants will include lifestyle and big box. <i>Opening late 2010</i>
------------------	--

Phase II:	130 acres will be developed into additional commercial properties, parks and single-family homes.
------------------	---

Trade Area Demographics (10 mile):

Population:	202,200
-------------	---------

Households:	77,100
-------------	--------

Projected 5 yr HH growth	14,6%
--------------------------	-------

Average HH income:	\$49,800
--------------------	----------

Median Age:	37.5
-------------	------

Sources: US Census Bureau; Claritas, Inc; Speer Consulting, LLC.