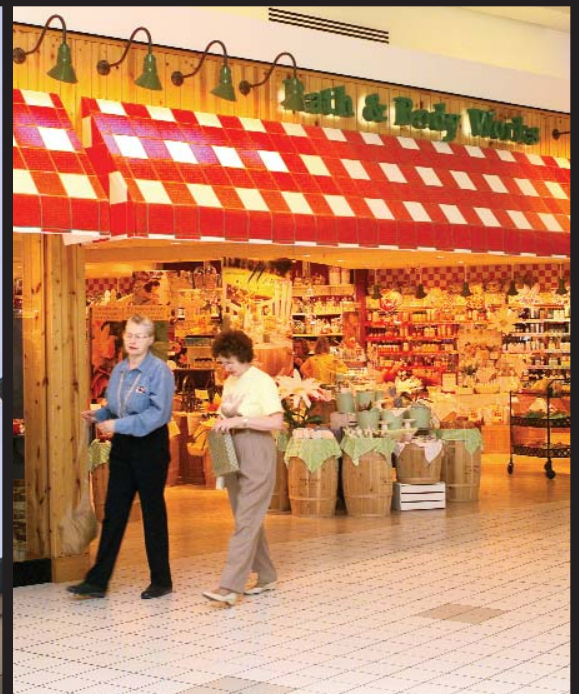




Eagle Ridge Mall

LAKE WALES, FLORIDA



Eagle Ridge Mall LAKE WALES, FLORIDA

OUR CUSTOMERS COME FROM ALL OVER

- Situated between Orlando and Tampa, just off I-4 on Highway 27
- More than 1.6 million tourists flock annually to area attractions
- Cypress Gardens Adventure Park, which just underwent a \$35 million redevelopment and expansion, is just minutes from the mall
- 30 minutes from Walt Disney World and other Central Florida attractions

STRONG & GROWING MARKET

- Primary trade area of approximately 339,800 will grow to 365,000 (7.4%) in the next five years and is higher than the U.S. growth rate
- Lake Wales is forecasted to grow by 21.5% between 2006 and 2012
- New peripheral retail development includes Home Depot, Lowe's, Publix Super Markets and several restaurants

IT'S TIME TO JOIN THE FUN

- Bright, open and inviting mall design with merchandise mix featuring Starbucks, PacSun, Victoria's Secret, Bath & Body Works, Journeys and Aeropostale
- Recreation Station, a 40,500 sq. ft. entertainment complex, features 32 lanes of bowling and a large family game room with over 60 arcade games, and birthday party facilities
- Area's finest 12-screen Regal Cinemas
- A 500-seat, 8 unit food court including Taco Bell and Subway and Sbarro.
- Great family shopping amenities including festive antique carousel, children's soft play area and family restrooms



MALL INFORMATION

LOCATION

Cross Streets: Highway 27 and Chalet Suzanne Road

MARKET

Lake Wales and Winter Haven, Florida

DESCRIPTION

Single-level, enclosed, regional

ANCHORS

Dillard's, JCPenney, Sears

TOTAL RETAIL SQUARE FOOTAGE 624,759

PARKING SPACES 4,616

OPENED 1996

OTHER FEATURES

Toys "R" Us, Bob Evans, Chili's, Sears Auto Center

PERIPHERAL LAND USE

Financial, restaurants, retail

TRADE AREA PROFILE

2008 POPULATION 370,562

2013 PROJECTED POPULATION 405,623

2008 HOUSEHOLDS 147,884

2013 PROJECTED HOUSEHOLDS 163,137

2008 MEDIAN AGE 40.0

2008 AVERAGE HH INCOME \$51,242

2013 PROJECTED AVERAGE HH INCOME \$56,973

20-MILE RADIUS PROFILE

2008 POPULATION 394,840

2013 PROJECTED POPULATION 446,103

2008 HOUSEHOLDS 151,730

2013 PROJECTED HOUSEHOLDS 172,201

2008 MEDIAN AGE 37.5

2008 AVERAGE HH INCOME \$54,172

2013 PROJECTED AVERAGE HH INCOME \$60,161

DAYTIME EMPLOYMENT

3-MILE RADIUS 5,365

5-MILE RADIUS 17,128

SOURCE: CLARITAS, INC.