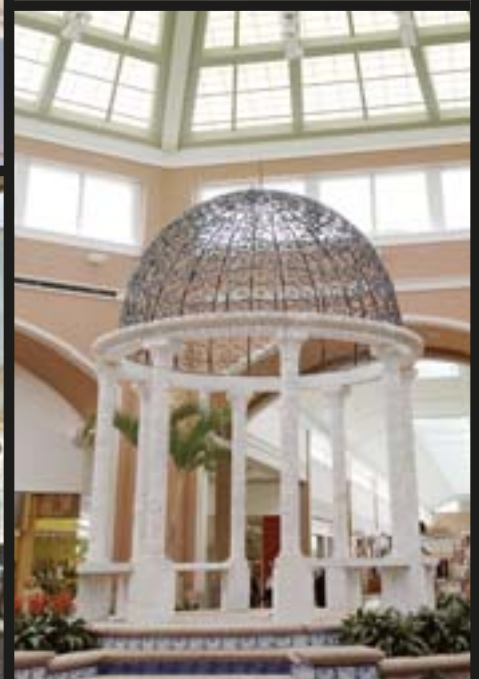




Pembroke Lakes Mall

PEMBROKE PINES, FLORIDA



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EXTRAORDINARY TRADE AREA DEMOGRAPHICS AND MERCHANDISING

- More than 810,000 people reside within the trade area and enjoy a relatively high average household income over \$71,000.
- Disposable income is significant with over 58,000 (21%) households earning in excess of \$100,000 per year.
- Some of the most popular names in retail can be found at Pembroke Lakes, including Coach, American Eagle, Build-a-Bear, Ann Taylor, Guess, Cache and many more.

EXCEPTIONAL ECONOMIC GROWTH

- Not only are Miramar and Pembroke Pines two of the fastest-growing cities in Florida they also rank in the top 10 in the United States. New development is brisk and has been since the early 1990's.
- Miramar is home to many of the country's leading Fortune 500 companies, including American Express, AT&T, Gannett Satellite Information Network, Humana, NBC 6, Spirit Airlines and many others.

REMARKABLE POPULATION & HOUSING GROWTH

- Miramar's population of over 125,000 was responsible for over 30% of Broward County's growth in 2006 and is still growing.
- Exceptional residential growth continues in Broward just west of Pembroke Lakes Mall.
- Weston, an affluent area, is one of the largest planned communities in the nation and home to some 70,000 residents, with a median household income over \$92,000 and the median home price of over \$410,000, a 27% increase from 2005.
- Mall traffic has grown from 18 million to more than 25 million, a 39% increase since 1996.



MALL INFORMATION

LOCATION

Pembroke Lakes Mall serves the rapidly growing communities of Broward and North Dade counties.

MARKET

Ft. Lauderdale

DESCRIPTION

Single-level, enclosed, super-regional

ANCHORS

Macy's Fashion, Macy's Men & Home, Dillard's Ladies & Children, Dillard's Men & Home, JCPenney and Sears

TOTAL RETAIL SQUARE FOOTAGE 1,145,955

PARKING SPACES 5,574

OPENED 1992

EXPANDED 1997, 2006

TRADE AREA PROFILE

2007 POPULATION 819,763

2012 PROJECTED POPULATION 888,162

2007 HOUSEHOLDS 282,896

2012 PROJECTED HOUSEHOLDS 303,205

2007 MEDIAN AGE 35.6

2007 AVERAGE HH INCOME \$72,504

2012 PROJECTED AVERAGE HH INCOME \$80,353

5-MILE RADIUS PROFILE

2007 POPULATION 338,467

2012 PROJECTED POPULATION 373,087

2007 HOUSEHOLDS 115,423

2012 PROJECTED HOUSEHOLDS 125,897

2007 MEDIAN AGE 35.7

2007 AVERAGE HH INCOME \$71,694

2012 PROJECTED AVERAGE HH INCOME \$78,641

DAYTIME EMPLOYMENT

3-MILE RADIUS 50,306

5-MILE RADIUS 102,947

SOURCE: CLARITAS, INC.