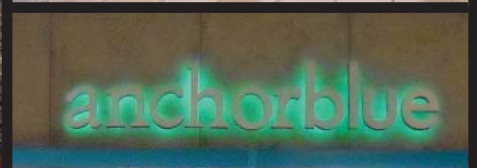




University Mall

TAMPA, FLORIDA



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WELL POSITIONED REGIONAL MALL

- University Mall is Tampa Bay's largest enclosed regional shopping center. It is a well-established shopping destination drawing from area residents, nearby office and medical workers, college students and tourists alike.
- The mall is strategically located less than a half-mile from the University of South Florida (USF), with over 50,000 students and faculty. USF is the 9th largest public university in the nation.
- Four major hospitals are located within two miles of University Mall employing nearly 10,000 medical professionals and serving thousands of patients annually.
- Nearby Busch Gardens Theme Park and The Museum of Science and Industry attract over 5 million visitors annually. Both attractions are just minutes from University Mall.
- In addition to residents, students, and tourists, over 135,000 employees work within a 5-mile radius of University Mall.
- Over 140 retailers including Aeropostale, American Eagle, Anchor Blue, Bath & Body Works, Champs, Finish Line, Forever 21, New York & Company, Old Navy, Papaya, The Children's Place, Victoria's Secret and more.
- As a major link between I-75 & I-275, more than 63,000 vehicles pass University Mall daily.

\$10 MILLION RENOVATION COMPLETE

- University Mall completed an extensive interior and exterior renovation in late 2008.
- New exterior mall entrances feature updated landscaping and new pylon signage.
- Common area upgrades include new carpeted soft seating areas with updated landscaping, directional signage and enhanced lighting.
- The food court now features new furniture, fixtures and enhanced lighting along with a Wi-Fi Lounge and computer area overlooking center court.
- The center's new pirate-themed children's soft play area has become a popular destination with family shoppers.
- Newly designed family restrooms include state-of-the-art amenities including private nursing rooms and diaper changing stations.
- New Retail Merchandising Units (RMU) have elevated the center's specialty leasing program to a new level.



MALL INFORMATION

LOCATION

Cross Streets: Fowler Avenue and Bruce B. Downs Blvd.
Interstate Access: I-275, I-75 from Fowler Avenue

MARKET

Tampa Bay area

DESCRIPTION

Two-level, super-regional mall with over 140 retailers and a 16-screen theater

ANCHORS

Dillard's, Macy's, Sears and Burlington Coat Factory

TOTAL RETAIL SQUARE FOOTAGE 1.2 million sq. ft.

PARKING SPACES 6,522

OPENED 1974

EXPANDED 1991, 1993

RENOVATED 1996, 2008

TRADE AREA PROFILE

2008 POPULATION 510,407

2013 PROJECTED POPULATION 551,002

2008 HOUSEHOLDS 200,915

2013 PROJECTED HOUSEHOLDS 217,802

2008 MEDIAN AGE 34.8

2008 AVERAGE HH INCOME \$56,561

2013 PROJECTED AVERAGE HH INCOME \$62,733

5-MILE RADIUS PROFILE

2008 POPULATION 263,032

2013 PROJECTED POPULATION 277,986

2008 HOUSEHOLDS 108,583

2013 PROJECTED HOUSEHOLDS 115,136

2008 MEDIAN AGE 34.3

2008 AVERAGE HH INCOME \$52,622

2013 PROJECTED AVERAGE HH INCOME \$57,795

DAYTIME EMPLOYMENT

3-MILE RADIUS 77,867

5-MILE RADIUS 138,473

SOURCE: CLARITAS, INC.