



General Growth Properties, Inc.

Pinnacle Hills Promenade

Rogers, Arkansas



Pinnacle Hills Promenade

THE PINNACLE OF STYLE

Pinnacle Hills Promenade is an exciting new open-air center set in the flourishing locale of Rogers, Arkansas. The finest retailers will take shopping in Northwest Arkansas to new heights while enticing restaurant and entertainment opportunities provide a refreshing escape from everyday life.

- This architecturally appealing, open-air center anchored by Dillard's, JCPenney and Malco Theatres is designed to feature a 12 screen state-of-the-art theater and a village of distinct shops and restaurants.
- The striking streetscape design will exhibit a collection of the finest fashion and home retailers offering a unique shopping experience for the Northwest Arkansas marketplace.
- Trendy theme restaurants will provide an array of dining options and outdoor patio seating.
- A showcase of lush landscaping and distinct water features will create a pedestrian friendly, park-style promenade for consumer enjoyment and convenience.

THRIVING, SOPHISTICATED MARKET

- Rapid population growth, a lack of significant competition in the area, and a low cost of living, clarify the amazing appeal of Pinnacle Hills Promenade to the retail industry.
- The average household income within a 3-mile radius of the Pinnacle Hills Promenade is approximately \$69,232, significantly higher than the metro, state and national average.
- During construction, the population is anticipated to grow by over 10% due to an amazing growth of Wal-Mart vendors, Tyson's Food, and J.B. Hunt executive families.
- Future employment opportunities are growing at a rate of twice the national average, anticipated to grow by 31.5% in the Pinnacle Hills Promenade market by 2010.
- The significantly low cost of living, over 17% cheaper than large city markets, increases the region's appeal to relocating families and professionals.

LOCATION

- Conveniently located at the northeast quadrant of I-540 and the new interchange of Perry Road. The opening of Pinnacle Hills Promenade will coincide with the completion of the new Perry Road exit.
- Centrally located in the fastest growing area of Northwest Arkansas.

OPENING DATE — FALL 2006

MALL INFORMATION

LOCATION

Interstate 540 and Perry Road

MARKET

Fayetteville-Springdale-Rogers MSA

DESCRIPTION

Open-air center

OPENING

Fall 2006

FT. SMITH ET AL, AR (DMA)

2005 POPULATION 711,200

2010 PROJECTED POPULATION 770,871

2005 HOUSEHOLDS 271,847

2010 PROJECTED HOUSEHOLDS 294,732

2005 MEDIAN AGE 35.0

2005 AVERAGE HOUSEHOLD INCOME \$51,107

2010 PROJECTED AVERAGE HOUSEHOLD INCOME \$58,410

30-MILE RADIUS PROFILE

2005 POPULATION 399,453

2010 PROJECTED POPULATION 448,271

2005 HOUSEHOLDS 152,299

2010 PROJECTED HOUSEHOLDS 170,805

2005 MEDIAN AGE 33.9

2005 AVERAGE HOUSEHOLD INCOME \$54,599

2010 PROJECTED AVERAGE HOUSEHOLD INCOME \$62,531

DAYTIME EMPLOYMENT

3-MILE RADIUS 14,090

5-MILE RADIUS 60,760

SOURCE: CLARITAS, INC.