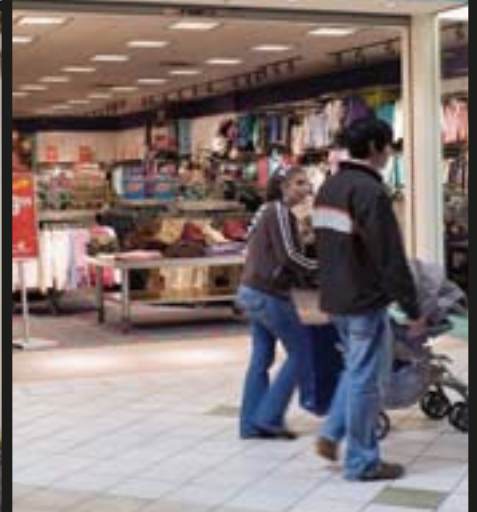




Alexandria Mall

ALEXANDRIA, LOUISIANA



Alexandria Mall ALEXANDRIA, LOUISIANA

THE CROSSROADS OF LOUISIANA

- Alexandria Mall is the only enclosed shopping center within a 90-mile radius and benefits from its location in the center of the state with all major North/South and East/West travelers passing through the city.
- Alexandria Mall's market includes three colleges with over 14,000 students enrolled.
- Fort Polk military installation is located in Alexandria Mall's trade area and is home to 15,000 soldiers and their families.

BOOMING ECONOMY

- Alexandria is currently ranked fourth nationally in Personal Income Growth, the highest rated city in Louisiana.
- Burlington Coat Factory, Circuit City, Old Navy & PetSmart are newly located in or around mall property.
- City-wide development and growth includes:
 - Completion of a \$26 million expansion to Alexandria International Airport
 - Completion of Union Tank Car's \$100 million manufacturing facility
 - Multi-million dollar renovations to Alexandria's two hospitals
 - Construction of a billion dollar alternative fuel plant

CENTER REVITALIZED

- Alexandria Mall underwent an interior renovation in 2006, including new flooring, paint, lighting and landscaping.
- In September 2007, a new open-air shopping area, The Shoppes at Alexandria Mall, opened and is anchored by an upscale men's clothing retailer and a family restaurant.
- At the end of 2007, Alexandria Mall opened a new 20,574 square-foot Circuit City on the exterior of the center with room for additional retail and dining.

OTHER HIGHLIGHTS

- Children's Soft Play Area added - fall 2006
- Food Court features free wireless internet - the only major location in the city



MALL INFORMATION

LOCATION

MacArthur Drive at the South Traffic Circle

MARKET

Alexandria, Louisiana

DESCRIPTION

Single-level, enclosed, regional

ANCHORS

Dillard's, JCPenney, Sears and Burlington Coat Factory

JR. ANCHORS

Stage

TOTAL RETAIL SQUARE FOOTAGE 869,012

PARKING SPACES 4,834

OPENED 1973

EXPANDED 1986

RENOVATED 2006

TRADE AREA PROFILE

2007 POPULATION 138,295

2012 PROJECTED POPULATION 139,746

2007 HOUSEHOLDS 53,066

2012 PROJECTED HOUSEHOLDS 54,303

2007 MEDIAN AGE 36.4

2007 AVERAGE HH INCOME \$50,834

2012 PROJECTED AVERAGE HH INCOME \$57,521

20-MILE RADIUS PROFILE

2007 POPULATION 136,751

2012 PROJECTED POPULATION 138,109

2007 HOUSEHOLDS 52,442

2012 PROJECTED HOUSEHOLDS 53,626

2007 MEDIAN AGE 36.3

2007 AVERAGE HH INCOME \$51,581

2012 PROJECTED AVERAGE HH INCOME \$58,367

DAYTIME EMPLOYMENT

3-MILE RADIUS 43,879

5-MILE RADIUS 54,789

SOURCE: CLARITAS, INC.