



Altamonte Mall

ALTAMONTE SPRINGS, FLORIDA



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PRIME LOCATION ON METRO-ORLANDO'S NORTHSIDE

- Conveniently located off I-4, just 8 miles north of downtown Orlando.
- 80,000 cars pass in front of the mall daily on SR 436.
- 14 million visitors annually.
- Surrounded by 5.2 million square feet of office space and 160,000 total employees within a 5-mile radius.
- Nearly 700 luxury residential units within walking distance of the property.

NORTH ORLANDO'S DYNAMIC RETAIL DESTINATION

- Strong collection of prominent retailers in one location – Banana Republic, Build-A-Bear Workshop, Cache, Gap Adult/Baby/Kid/Body, Gymboree and Ulta.
- Attracting a more affluent shopper with retailers such as White House Black Market, Ann Taylor Loft, Solstice, Mayors, Coach, Bebe, Brighton, and coming in 2008: Apple.
- Strong Junior category including Buckle, Anchor Blue, Forever 21, Abercrombie & Fitch, Hollister Co, Aéropostale and American Eagle Outfitters.
- Both Barnes & Noble and AMC 18-screen Megaplex are top performers in metro-Orlando.
- Restaurants include Seasons 52, Bahama Breeze, Orlando Ale House, and Elephant Bar Restaurant.

STRONG DEMOGRAPHICS

- A primary trade area with an average household income of \$68,624.
- Almost half (50%) of the primary trade area households earn \$50,000+, 30% earn \$75,000+ and 18% earn \$100,000+.
- 67% of primary trade area residents are in Executive, Professional and Administrative occupations.
- Average customer expenditure of \$92 per visit.



MALL INFORMATION

LOCATION

State Road 436 (Altamonte Drive) and Palm Springs Drive in Altamonte Springs, 8 miles north of Orlando.

MARKET

Orlando

DESCRIPTION

Two-level, enclosed, super-regional

ANCHORS

Macy's, Dillard's, JCPenney and Sears

TOTAL RETAIL SQUARE FOOTAGE 1,200,000

PARKING SPACES 5,723

OPENED 1974

RENOVATED 2004

TRADE AREA PROFILE

2007 POPULATION 750,697

2012 PROJECTED POPULATION 812,837

2007 HOUSEHOLDS 296,105

2012 PROJECTED HOUSEHOLDS 322,882

2007 MEDIAN AGE 36.8

2007 AVERAGE HH INCOME \$68,624

2012 PROJECTED AVERAGE HH INCOME \$75,142

5-MILE RADIUS PROFILE

2007 POPULATION 224,584

2012 PROJECTED POPULATION 234,015

2007 HOUSEHOLDS 92,143

2012 PROJECTED HOUSEHOLDS 97,017

2007 MEDIAN AGE 38.8

2007 AVERAGE HH INCOME \$70,120

2012 PROJECTED AVERAGE HH INCOME \$75,990

DAYTIME EMPLOYMENT

3-MILE RADIUS 114,654

5-MILE RADIUS 202,867

SOURCE: CLARITAS, INC.