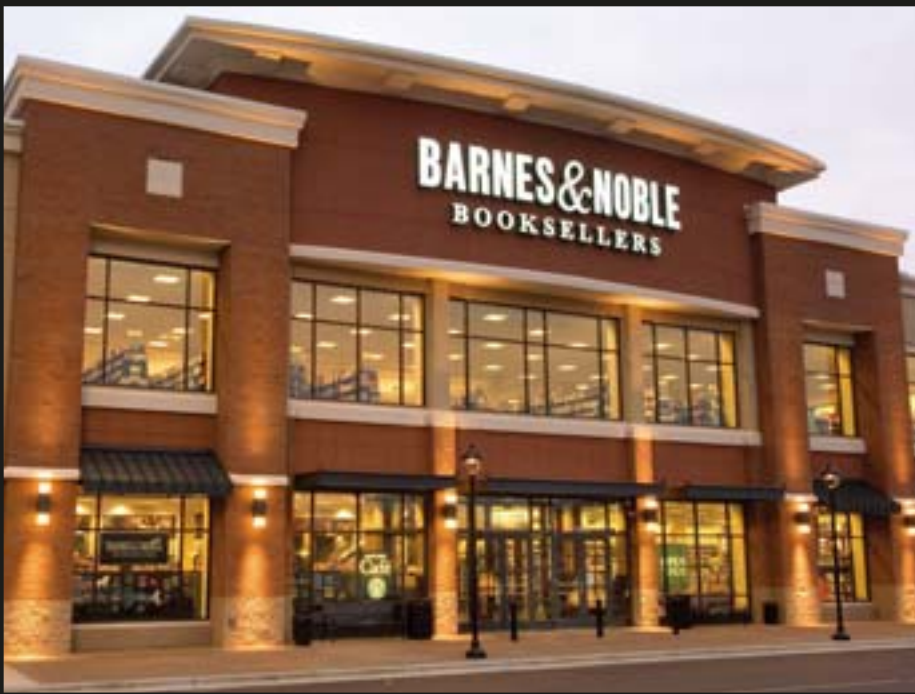




Carolina Place

PINEVILLE (CHARLOTTE), NORTH CAROLINA



Carolina Place PINEVILLE (CHARLOTTE), NORTH CAROLINA

WE'VE GOT THE LOCATION AND THE PEOPLE

- Located in one of the most affluent and fastest-growing areas of Charlotte.
- Over 14 million customer visits per year.
- Conveniently located on Interstate 485.
- Charlotte is the fifth fastest growing city and the second largest financial market in the U.S.
- 6.5 million people within a 100-mile radius.

KEY FEATURES

- Newly opened 80,000 square foot exterior expansion, including a state-of-the-art Barnes & Noble bookstore, the area's first REI, and Harper's Restaurant.
- Key retailers include Ann Taylor, Abercrombie & Fitch, Caché, American Eagle Outfitters, Gap, Forever XXI, Starbucks Coffee, Build-A-Bear Workshop, Aeropostale and Hollister Co.
- Newly renovated 9-unit, 574 seat food court.

OUR CUSTOMERS ARE AFFLUENT AND READY TO BUY

- 37% of primary trade area households have incomes in excess of \$75,000.
- Average household income within a 7-mile radius is \$96,488.
- 41% of primary trade area residents have earned an Associates Degree or higher.
- The majority of trade area residents (68%) hold professional or management positions.
- 36% of primary trade area residents have children living at home.
- The number of primary trade area households will increase 11% by 2011. This figure is more than twice the projected percentage increase for the U.S.
- Primary trade area average household incomes are expected to increase 9% by 2011.



MALL INFORMATION

LOCATION

Hwy. 51 (Pineville-Matthews Rd.) and Interstate 485

MARKET

Charlotte

DESCRIPTION

Two-level, enclosed, super-regional

ANCHORS

Belk, Dillard's, Macy's, JCPenney, Sears

TOTAL RETAIL SQUARE FOOTAGE 1,300,000

PARKING SPACES 5,629

OPENED 1991

EXPANDED 1994 / 2006

PERIPHERAL LAND USE

Restaurants, financial, retail

TRADE AREA PROFILE

2007 POPULATION 676,800

2012 PROJECTED POPULATION 759,796

2007 HOUSEHOLDS 263,425

2012 PROJECTED HOUSEHOLDS 197,920

2007 MEDIAN AGE 36.0

2007 AVERAGE HH INCOME \$78,893

2012 PROJECTED AVERAGE HH INCOME \$85,565

5-MILE RADIUS PROFILE

2007 POPULATION 129,509

2012 PROJECTED POPULATION 143,981

2007 HOUSEHOLDS 53,735

2012 PROJECTED HOUSEHOLDS 60,332

2007 MEDIAN AGE 36.0

2007 AVERAGE HH INCOME \$94,751

2012 PROJECTED AVERAGE HH INCOME \$102,362

DAYTIME EMPLOYMENT

3-MILE RADIUS 44,585

5-MILE RADIUS 92,806

SOURCE: CLARITAS, INC.