



**Key Retailers**

- Bath & Body Works**
- Champs Sports**
- GameStop**
- Journeys**
- Merle Norman**
- PacSun**
- rue21**

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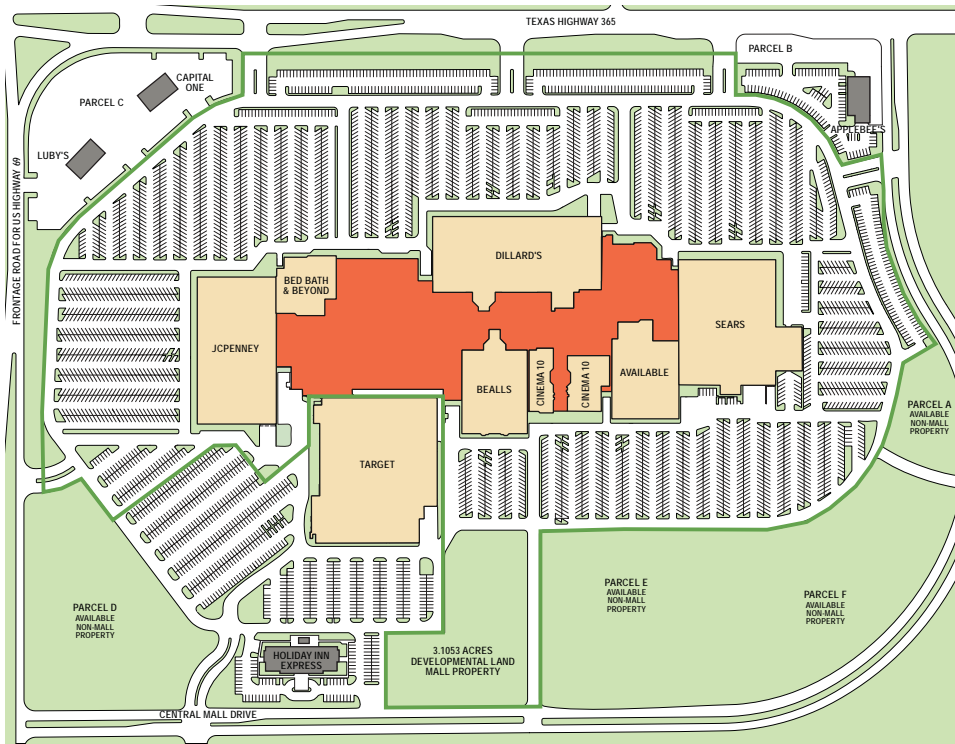
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**Mall at a Glance**

- Strong anchor lineup including Target, Dillard’s, JCPenney, Sears, Bealls and Bed Bath & Beyond
- Central Mall is home to key retailers such as Bath & Body Works, PacSun, Journeys, rue21, Champs Sports and Kay Jewelers
- Full service restaurants include Casa Ole and Jason’s Deli generating over \$5 million in gross revenue
- Outparcels include Applebee’s, Capital One, Luby’s Cafeteria and a brand new Holiday Inn Express, scheduled to open in 2010
- \$20 million mall restoration in 2006 featuring many newly remodeled tenants and a new children’s soft play area
- The mall features a stadium seated Dickinson ten-screen Theatre, the only theatre in the market
- Local petrochemical and refinery developments totaling \$12.5 billion are planned over the next several years including the expansion of Motiva Enterprises making it the largest refinery in the country and one of the largest in the world
- Excellent location at intersection of two major highways in the heart of the area’s retail hub with over 83,000 cars passing daily
- Lamar University has campuses in Beaumont and Port Arthur with a combined enrollment of 13,125 students. Central Mall is conveniently located between the two campuses
- Major employers include ExxonMobil, BASF, Bayer, DuPont, Valero, Entergy, Goodyear Tire & Rubber and Motiva Enterprises





## Site Plan

# Central Mall

## Statistics & Demographics

### Property Data

Opening Date	1982
Renovation Date	2006
Site	71.29 acres
Parking	4,229 spaces
Total Stores	64

### Leasable Area

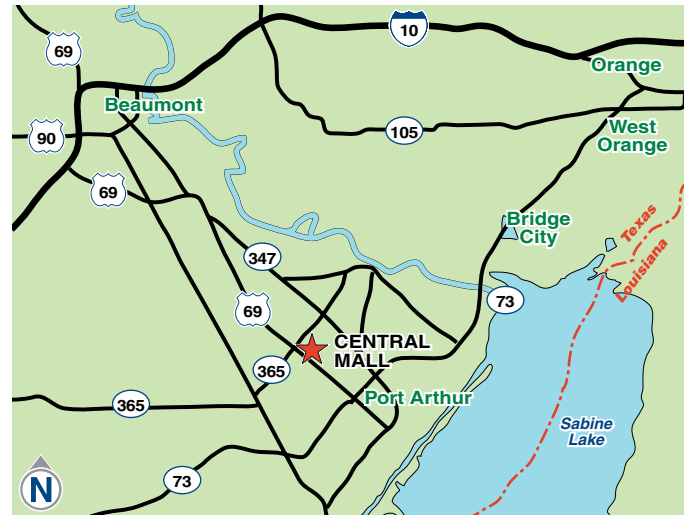
Total Mall GLA	705,158 s.f.
Mall Shops	183,672 s.f.
Dickinson Theatre	26,425 s.f.
Outparcels	3,1053 acres
Anchors (Total)	495,061 s.f.
Sears	101,550 s.f.
Dillard's	97,652 s.f.
JCPenney	85,172 s.f.
Target	124,000 s.f.
Bealls	42,369 s.f.
Available	44,318 s.f.

### Trade Area

	Primary	Total
Population	243,865	418,488
Total Households	88,785	154,323
Avg. Household Income	\$55,625	\$56,642
Median Age	36 yrs.	36 yrs.

Source: DemographicsNow - Q4 2008

## Location Map



### Central Mall

3100 Highway 365  
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