



College Square

Morristown, TN

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|----------|---|
| Location | Five miles west of I-81 at the intersection of Hwy 11E and Hwy 25E |
| Anchors | Belk, JCPenney, Goody's, Kohl's, T.J. Maxx and a 12-screen Carmike Cinema |
| Size | 485,417 square feet |
| Website | CollegeSquareMall.com |

Mall Facts College Square is the dominant regional shopping center in an eight-county, highly progressive industrial/manufacturing area in East Tennessee.

College Square features more than 65 specialty stores including Aéropostale, American Eagle Outfitters, Bath & Body Works, Christopher & Banks, GameStop, Justice, Journeys, Kay Jewelers, maurices, rue21 and The Shoe Dept. Encore.

A newly constructed 12-screen Carmike Cinema offers a state-of-the-art theater experience with stadium seating and high-back luxury chairs. The theater is a huge draw in the trade area being the only major movie theater within 30 miles.

A freestanding Longhorn Steakhouse opened in 2014 along with a 24,000 square-foot T.J. Maxx in the former Sears location.

Trade Area Facts Morristown, recently named an Metropolitan Statistical Area (MSA), enjoys an exclusive shopping trade area with the nearest regional shopping centers in Pigeon Forge (more than 40 miles away) and in Knoxville (more than 50 miles away).

Annual retail sales for Hamblen County totaled approximately \$1.2 billion in 2010 (East Tennessee Development District's Economic Statistics).

As a hub of East Tennessee, Hamblen County serves as a major transportation and distribution center, ranking ninth out of 95 counties in Tennessee in number of manufacturing firms. There are more than 120 regional, national and international industries in Hamblen County including MAHLE, Inc., JTEKT Automotive, Inc. and LearCorp.

The Colgate-Palmolive corporation recently opened a new manufacturing facility in Morristown. The multi-national company says the decision to move its operations to Morristown was based on low taxes, diverse economy, extensive medical community and excellent schools as being advantageous to the employees relocating for industry-based jobs.

College Square is located adjacent to Walters State Community College, home to more than 7,000 students, and is just minutes away from Carson Newman, a four-year private college with more than 2,400 students.

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Demographics

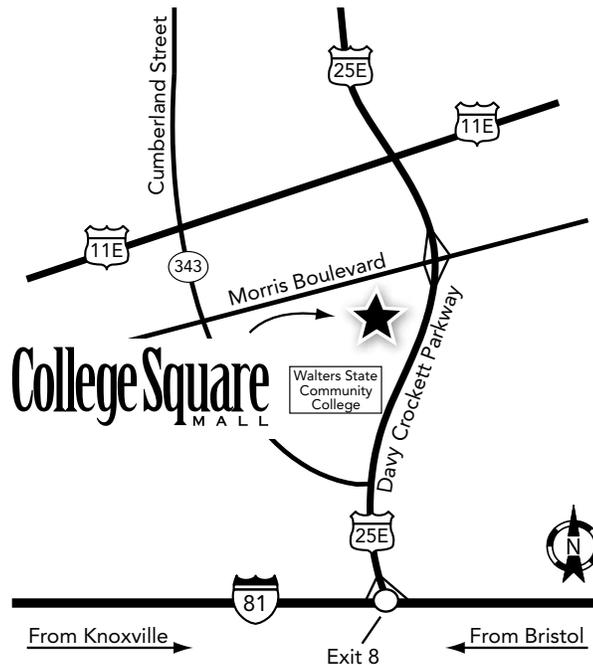
| Population Trends | Primary Trade Area | Secondary Trade Area | Total Trade Area |
|----------------------------------|--------------------|----------------------|------------------|
| 2019 Projection | 194,679 | 138,882 | 333,561 |
| 2014 Estimate | 189,070 | 134,387 | 323,457 |
| 2010 Census | 185,536 | 131,023 | 316,559 |
| 2014 - 2019 % Change | 2.97% | 3.34% | 3.12% |
| 2014 Daytime Population Estimate | 68,624 | 45,859 | 114,483 |

| Average Household Income | Primary Trade Area | Secondary Trade Area | Total Trade Area |
|--------------------------|--------------------|----------------------|------------------|
| 2019 Projection | \$54,251 | \$53,076 | \$53,757 |
| 2014 Estimate | \$49,105 | \$48,117 | \$48,691 |
| 2014 - 2019 % Change | 10.48% | 10.31% | 10.41% |

| Median Age | Primary Trade Area | Secondary Trade Area | Total Trade Area |
|---------------|--------------------|----------------------|------------------|
| 2014 Estimate | 42 | 42 | 42 |

Source: 2010 Census; Scan/US 2014/2019 Estimates

Location Map



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