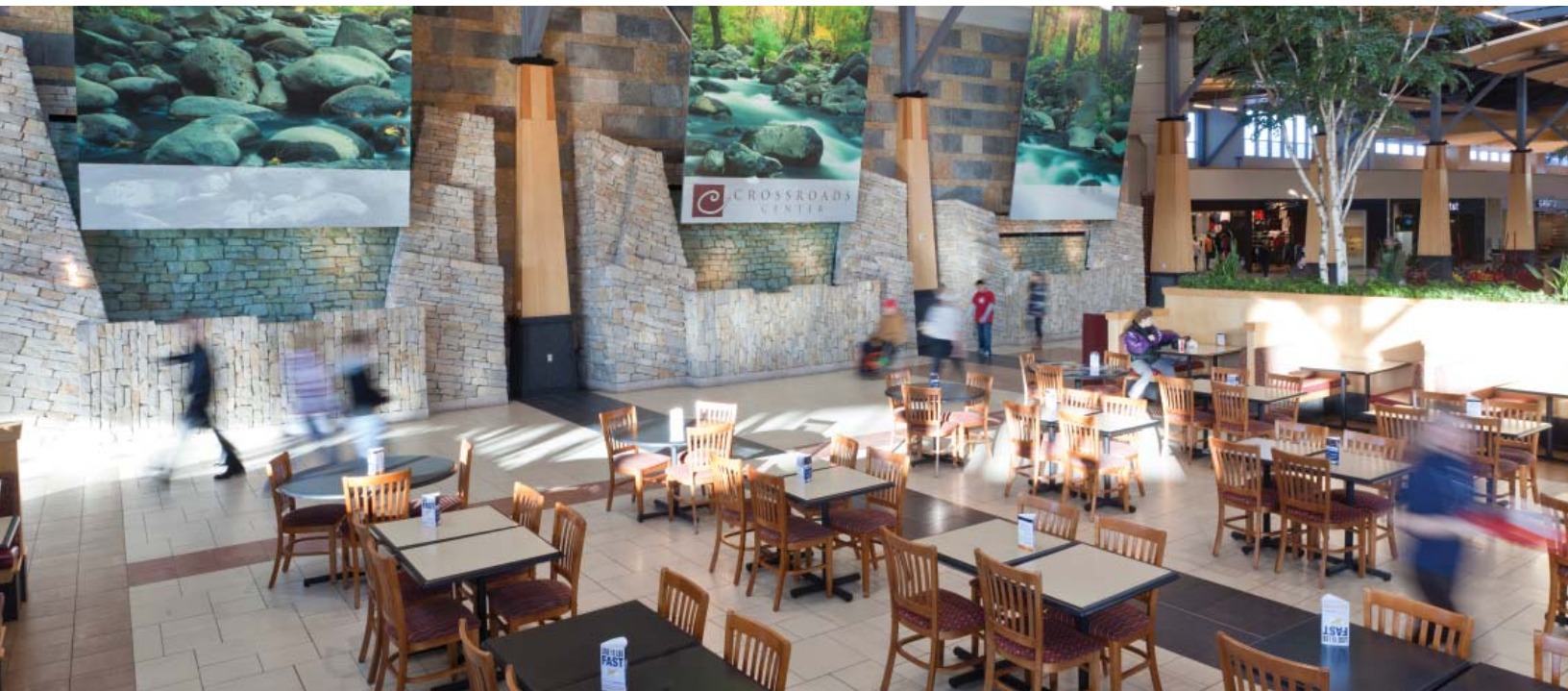


CROSSROADS CENTER

ST. CLOUD, MINNESOTA



CHANGING AND GROWING – THAT'S CROSSROADS CENTER

- In 2004 Crossroads Center strengthened its strong presence in the market with an aggressive expansion and renovation. These exciting changes include additional skylights, 700-seat food court, family restrooms, improved traffic flow and parking, streamlined common area and children's soft play area.
- St. Cloud is located in central Minnesota, approximately 60 miles northwest of the Twin Cities.
- Situated along the Mississippi River, St. Cloud is Minnesota's fastest growing metropolitan area.
- The area's economy is fueled by high technology, industrial, education, medical and retail industries, along with granite, printing and lens manufacturing industries, which have a long history in St. Cloud.
- Economic diversification has created a strong employment and growth rate for St. Cloud.
- The retail and service industry remains the largest employment category, with St. Cloud ranking third in the state just behind the Twin Cities in a recent census of retail sales.

KEY SHOPPING FEATURES

- Largest regional shopping center outside the Twin Cities and is the only enclosed mall in the primary market.
- Strong anchors including Macy's, Target, Sears, JCPenney and Scheels.
- Exciting line-up of specialty retailers including Bath & Body Works, The Limited, Victoria's Secret, Hot Topic, Buckle, Gymboree, The Children's Place, American Eagle Outfitters and Hollister Co.

ATTRACTIVE DEMOGRAPHICS

- The St. Cloud MSA is growing at a faster rate than the national average.
- 42% of primary trade area residents are between the ages of 25-54.
- 52% of primary trade area households earn over \$50,000 annually.
- 56% of those employed within the trade area are employed in executive, management or administrative occupations.
- 51% of trade area residents have college experience.
- Market includes more than 22,000 college students.

TOP THREE PERFORMING CATEGORIES FOR CROSSROADS CENTER

- Teen apparel
- Women's apparel
- Women's accessories

MALL INFORMATION

LOCATION: Highway 15 and Division Street

MARKET: St. Cloud, MN

DESCRIPTION: Single-level, enclosed, regional mall

ANCHORS: Macy's, JCPenney, Sears, Target, Scheels

TOTAL RETAIL SQUARE FOOTAGE: 890,815

PARKING SPACES: 4,302

OPENED: 1966

EXPANDED: 2004

RENOVATED: 2004

TRADE AREA PROFILE

2013 POPULATION 378,613

2018 PROJECTED POPULATION 384,933

2013 HOUSEHOLDS 143,209

2018 PROJECTED HOUSEHOLDS 146,630

2013 MEDIAN AGE 35.7

2013 AVERAGE HOUSEHOLD INCOME \$62,443

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$62,752

20 - MILE RADIUS

2013 POPULATION 192,766

2018 PROJECTED POPULATION 197,182

2013 HOUSEHOLDS 72,486

2018 PROJECTED HOUSEHOLDS 74,756

2013 MEDIAN AGE 33.7

2013 AVERAGE HOUSEHOLD INCOME \$62,671

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$63,346

DAYTIME EMPLOYMENT

3 - MILE RADIUS 60,835

5 - MILE RADIUS 83,462

Source: Nielsen

