

GLENBROOK SQUARE

FORT WAYNE, INDIANA



WHO WE ARE

- Glenbrook Square is one of the largest enclosed super-regional shopping centers in Indiana and is the only indoor super-regional shopping center within 100 miles. The mall is anchored by Sears, JCPenney, Macy's and Carson's (opening fall of 2013), and traffic is strong with over 12 million visitors per year.
- Exciting line of retailers includes Abercrombie & Fitch, Aéropostale, American Eagle Outfitters, Banana Republic, Barnes & Noble, Bath & Body Works, Build-A-Bear Workshop, exclusive-to-the-market Coach, Forever 21, GAP, GapKids, H&M, Justice, exclusive-to-the-market Pandora, Victoria's Secret, Yankee Candle, plus two full-service restaurants – T.G.I. Friday's and Red Robin. These and other strong retailers make up an attractive offering of nearly 150 stores.
- Top performing categories include jewelry, home furnishings and apparel and accessories.

WHERE WE ARE

- Glenbrook Square is located on the north side of Fort Wayne at the corner of Coliseum Boulevard and Coldwater Road, where 68,000 cars travel daily. The center is situated within a three-mile distance of Fort Wayne's central business district and anchors the city's principal north suburban shopping area. The three main roads adjacent to the mall all have easy access to I-69 – a major north/south interstate highway.

LOOK AT US GROW

- Fort Wayne currently enjoys growth in the medical field, major industrial warehousing, food distribution and health care facilities. There are 17 post-secondary educational institutions located in Fort Wayne with a total student body of 38,000, which include Indiana-Purdue University, a subsidiary of Indiana University, and Purdue University, with a student enrollment of 14,200.

THE WHO'S WHO

| | |
|------------------------------|-------|
| Parkview Health System | 4,710 |
| Lutheran Health Network | 4,301 |
| Fort Wayne Community Schools | 4,230 |
| General Motors | 3,880 |
| City of Fort Wayne | 2,003 |
| Lincoln Financial Group | 1,970 |
| Allen County Government | 1,605 |
| BFGoodrich | 1,580 |
| Frontier Communications Corp | 1,564 |
| IPFW | 1,255 |

WHAT OUR CUSTOMERS LOOK LIKE

- In 2012, more than 51,000 households in the primary trade area earned over \$75,000.
- In 2015, more than 56,000 households in the primary trade area are expected to earn over \$75,000.
- Nearly 15% of the primary trade area residents are between the ages of 15 and 25.
- Over 25% of primary trade area residents are between the ages of 25 and 45.
- Shoppers with children represent 43% of the consumer base, make up 50% of sales and frequent the center 45 times per year.
- Over 21% of the primary trade area residents are college educated.

MALL INFORMATION

LOCATION: Cross streets: Coliseum Boulevard and Coldwater Road
 MARKET: Fort Wayne
 DESCRIPTION: Two-level, enclosed, super-regional center
 ANCHORS: Macy's, JCPenney, Sears
 TOTAL RETAIL SQUARE FOOTAGE: 1,233,170
 PARKING SPACES: 6,151
 OPENED: 1966
 EXPANDED: 1976, 1981
 RENOVATED: 1990, 1994, 1998
 PERIPHERAL LAND USE: Financial, restaurants, car wash

TRADE AREA PROFILE

2013 POPULATION 509,106
 2018 PROJECTED POPULATION 520,734
 2013 HOUSEHOLDS 197,404
 2018 PROJECTED HOUSEHOLDS 202,255
 2013 MEDIAN AGE 36.6
 2013 AVERAGE HOUSEHOLD INCOME \$57,976
 2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$57,813

10 - MILE RADIUS

2013 POPULATION 326,348
 2018 PROJECTED POPULATION 335,085
 2013 HOUSEHOLDS 128,205
 2018 PROJECTED HOUSEHOLDS 131,764
 2013 MEDIAN AGE 35.4
 2013 AVERAGE HOUSEHOLD INCOME \$58,835
 2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$59,456

DAYTIME EMPLOYMENT

3 - MILE RADIUS 86,449
 5 - MILE RADIUS 140,661

Source: Nielsen

