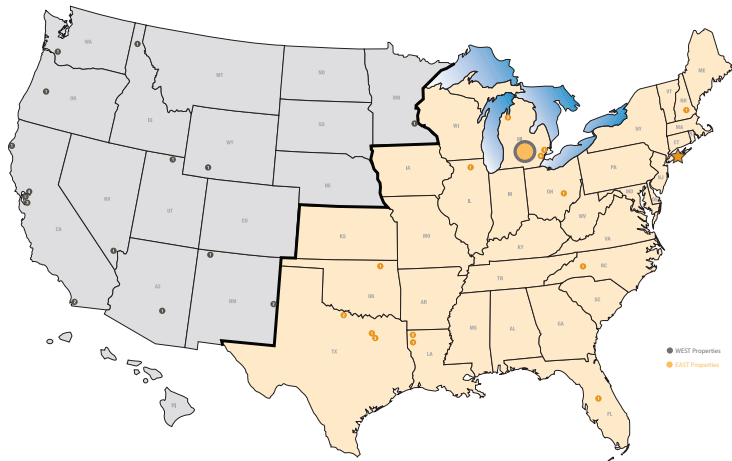


LANSING MALL
5330 W SAGINAW HIGHWAY
LANSING, MI 48917

LANSING MALL serves a trade area population of almost 360,000 people in one of the fastest growing townships in Michigan. The mall is easily accessible by major highway arteries and minutes from I-96, I-69 and US-127. In 2002, the mall underwent a \$30 million renovation. T.J. Maxx was added in 2006, completing the streetscape concept with Panera Bread, Barnes & Noble and Houlihans. Other anchor tenants include jcpenny, Macy's, Younkers and a freestanding Best Buy store.



info@rouseproperties.com
(212) 608-5108

ROUSE
PROPERTIES

1114 AVENUE OF THE AMERICAS
NEW YORK, NY 10036-7703

ROUSEPROPERTIES.COM | NYSE : RSE



Lansing Mall

LANSING, MICHIGAN

Lansing Mall is located in Delta Township, one of the fastest growing Townships in the State of Michigan (9.4%). The mall added T.J. Maxx in 2006, completing the streetscape concept with Panera Bread, Barnes & Noble And Houlihans.

ROUSEPROPERTIES

LANSING MALL

DYNAMIC GROWTH | STREETSCAPE RETAIL | VIBRANT ECONOMY

AN EASILY-ACCESSIBLE LOCATION AND ONE OF THE FASTEST-GROWING TRADE AREAS IN THE STATE.

5 COMPELLING REASONS TO LOCATE HERE

Rapid Growth Population

- When compared with the areas surrounding other regional centers in Lansing, the immediate trade has grown over twice as fast as East Lansing (Eastwood Town Center) and six times as fast as Meridian Township (Meridian Mall).

High Visibility

- Approximately 35,000 cars drive by Lansing Mall via Saginaw Highway on a daily basis.

- Lansing Mall has a very successful streetscape which includes Best Buy, T.J. Maxx, Chipotle, Panera Bread, Barnes & Noble, Men's Wearhouse, Houlihan's, Macy's and Younkers.

Business Expansion

- The Lansing region has seen more than \$650 million in new business investment and over 3,500 new jobs since 2006.
- Lansing recently earned a spot on the Kiplinger list of 10 Great Cities for Young Adults.

Economic Diversity

- Trade area employment is driven by a very diverse economy including Michigan State University, Cooley Law School, the State of Michigan -government, hospitals, and General Motors.
- Two state-of-the art General Motors facilities within the Lansing Mall trade area produce an average of 150,000 automobiles annually. General Motors recovery continues as company posted a 14% sales increase in 2011.

Market Leader for Shopper Experience

- Lansing Mall underwent a \$30 million complete renovation in 2002, creating a shopping environment unparalleled by any other regional malls in the trade area.

TRADE AREA PROFILE



2010 Population 353,137
2015 Projected 350,527



2010 Households 139,586
2015 Projected 139,485



2010 Average HHI \$59,338
2015 Projected \$61,665



2010 Median Age 34.4

MALL INFORMATION

Market Lansing, the state capital

Description Single-level, enclosed, regional

Anchors jcpenny, Macy's, T.J. Maxx, Younkers

Total Retail Square Footage 837,960

Parking Spaces 4,550

Opened July 1969

Expanded 1979, 1987

Renovated 2002

Peripheral Land Use Retail, Restaurants, Theatres and Residential

10-MILE RADIUS

2010 Population 283,943
2015 Projected 281,133

2010 Households 113,923
2015 Projected 113,532

2010 Median Age 33.6

2010 Average HHI \$58,631
2015 Projected \$60,842

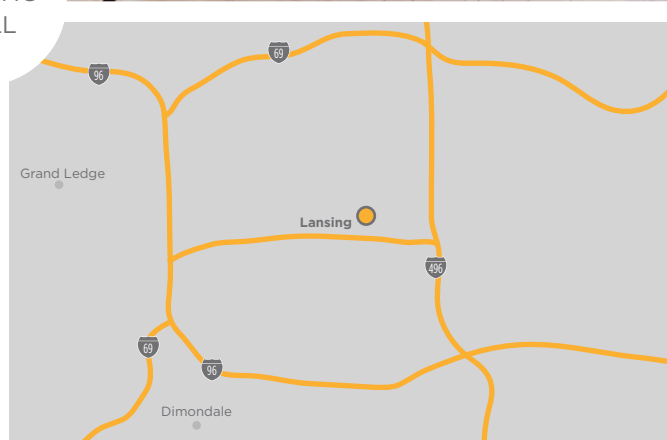
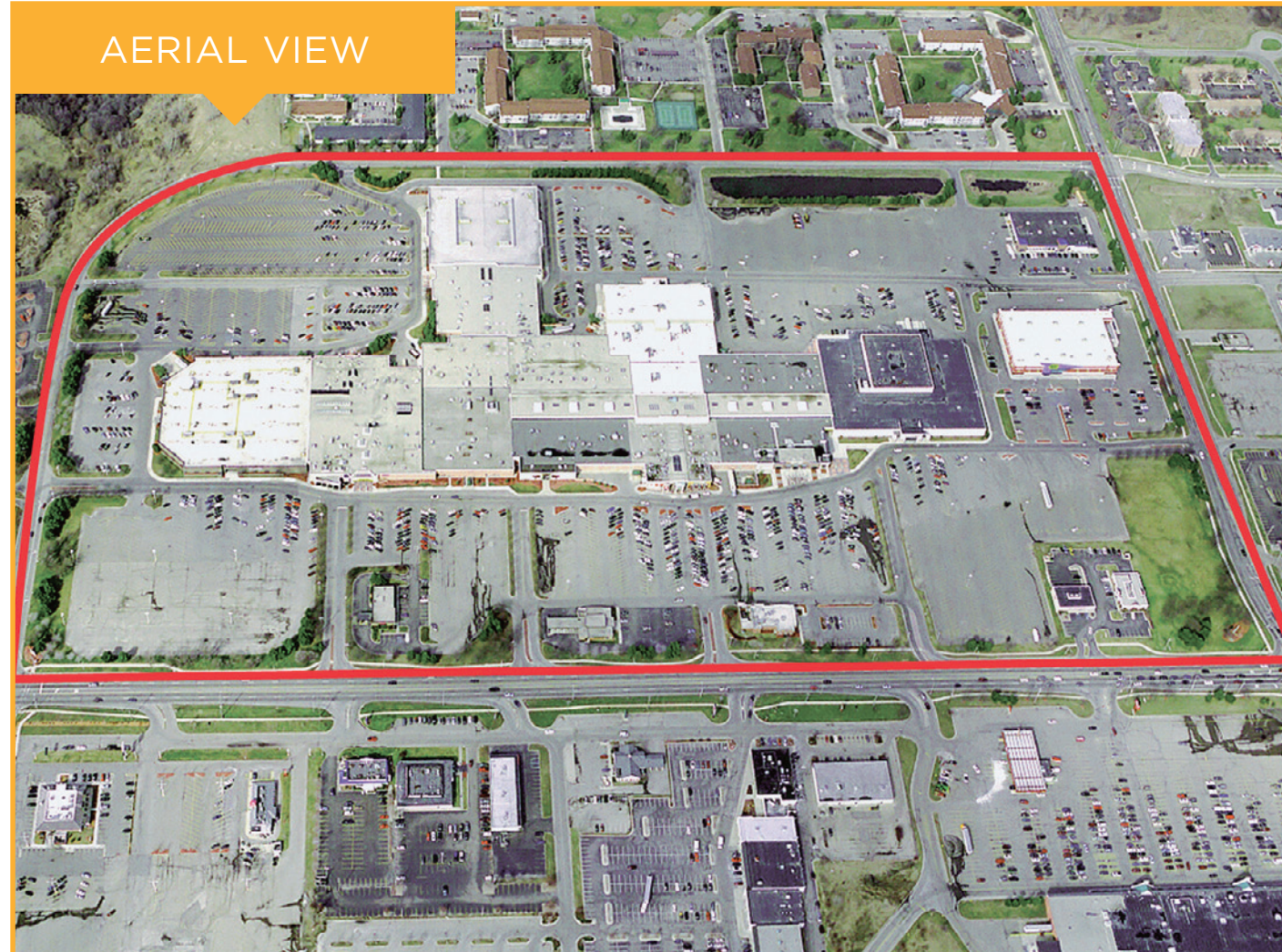
Daytime Employment

3-mile Radius 42,848
5-mile Radius 119,849

Source: Claritas, Inc.

Cross Streets: Saginaw Hwy. and Elmwood Drive

AERIAL VIEW



LANSING MALL