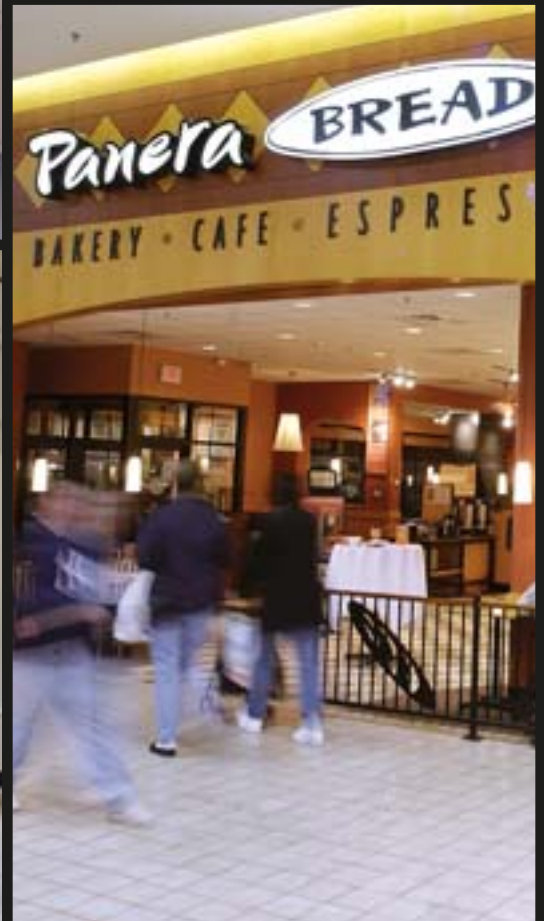




Lansing Mall

LANSING, MICHIGAN



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LANSING RETAIL DESTINATION

Lansing Mall is a single-level, enclosed, regional shopping center that completed a \$30 million renovation in the fall of 2002. The mall is anchored by JCPenney, Macy's, Steve & Barry's, T.J. Maxx, and Younkers. The addition of T.J. Maxx in 2006, now completes the appealing streetscape concept with Panera Bread, Barnes & Noble Bookseller, Men's Wearhouse and Houlihan's. In addition, a beautiful freestanding Best Buy store is adjacent to Younkers.

GREAT RETAIL MIX

American Eagle Outfitters, Charlotte Russe, Christopher & Banks, CJ Banks, Old Navy, Dunham's Sports, Victoria's Secret, Hot Topic, Aeropostale, Bath & Body Works, Pac Sun, Houlihan's, Men's Wearhouse, Panera Bread and Barnes & Noble Bookseller.

LOCATION

- Located on M-43/Saginaw Highway, the market's major east/west artery.
- Only minutes from Interstates 96, 69 and US-127.
- Averaging nearly 11 million customer visits annually.

DIVERSE LOCAL ECONOMY

- General Motor state-of-the-art facility which began production in January 2007.
- Lansing is home to Michigan State University, Lansing Community College, Cooley Law School, Davenport and Baker College.
Higher Education: 63,000 students and 15,000 faculty members
State of Michigan: 14,355 employees
Hospitals: 8,500 employees
General Motors: 6,500 employees
Lansing Community College: 3,180 employees
Meijer Inc: 2,000 employees
Dart Container: 1,144 employees

TRADE AREA

- Lansing Mall is located in Delta Township (Eaton County) one of the fastest growing townships (+18% by 2010) in the state of Michigan.
- 43% of primary trade area households earn \$50,000+.
- 23% of primary trade area households earn \$75,000+.
- Within three miles of the mall, 2006 average household income was \$55,055.
- 35% of trade area residents are under 25 years old.
- 33% of trade area households have children that are 18 years or younger.
- 59% of trade area residents have some college experience.

MALL INFORMATION

LOCATION

Cross Streets: Saginaw Hwy. and Elmwood Drive

MARKET

Lansing, the state capital

DESCRIPTION

Single-level, enclosed, regional

ANCHORS

JCPenney, Macy's, Steve & Barry's, T.J. Maxx, and 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

TRADE AREA PROFILE

2007 POPULATION 360,054

2012 PROJECTED POPULATION 361,779

2007 HOUSEHOLDS 142,162

2012 PROJECTED HOUSEHOLDS 144,165

2007 MEDIAN AGE 33.3

2007 AVERAGE HH INCOME \$60,107

2012 PROJECTED AVERAGE HH INCOME \$65,292

10-MILE RADIUS PROFILE

2007 POPULATION 286,146

2012 PROJECTED POPULATION 285,851

2007 HOUSEHOLDS 114,781

2012 PROJECTED HOUSEHOLDS 115,707

2007 MEDIAN AGE 32.3

2007 AVERAGE HH INCOME \$59,183

2012 PROJECTED AVERAGE HH INCOME \$64,147

DAYTIME EMPLOYMENT

3-MILE RADIUS 37,033

5-MILE RADIUS 120,754

SOURCE: CLARITAS, INC.

