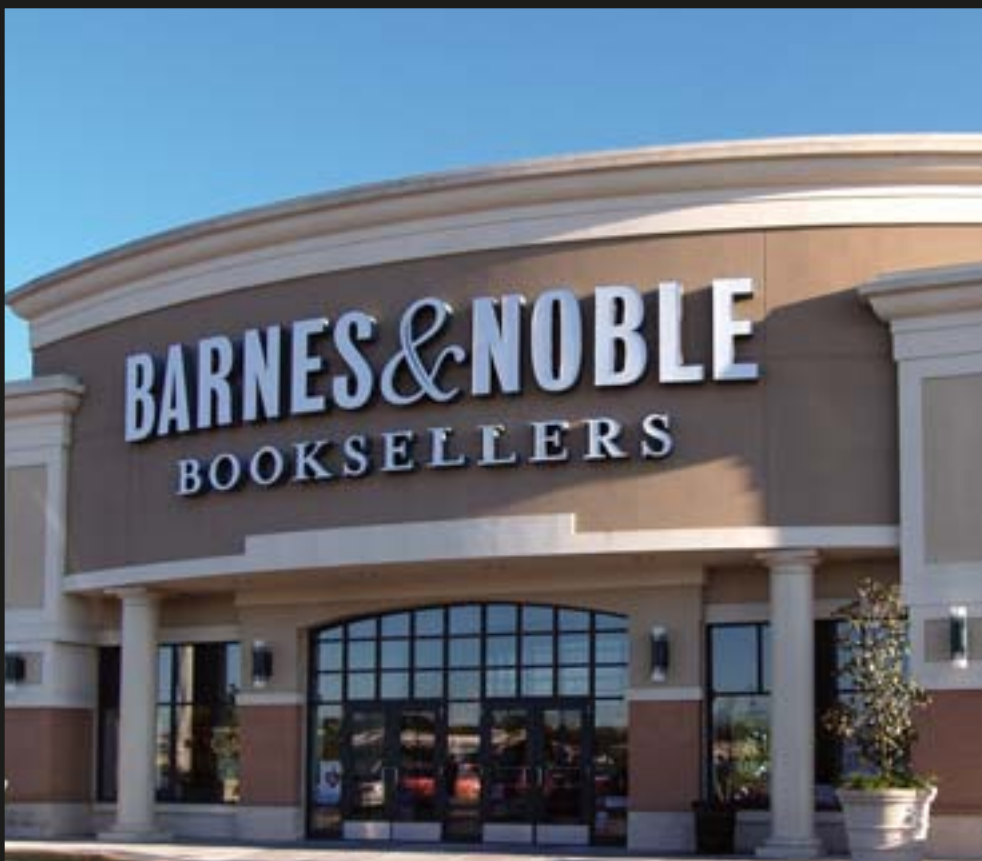




Oglethorpe Mall

SAVANNAH, GEORGIA



Oglethorpe Mall SAVANNAH, GEORGIA

LOCATION IS EVERYTHING

- Center is situated in the trade area's commerce, transportation, educational and retail hub.
- Oglethorpe Mall's regional draw encompasses 12 counties in two states.
- Oglethorpe Mall is accessible by 3 major thruways, with an average daily traffic count of over 88,000 cars. This convenient location allows easy access to approximately 86,600 households within 10 miles of Oglethorpe Mall.

ANCHOR DISTINCTION

- Belk added 25,000 square feet of selling space and new cosmetic lines (Laura Mercier, Origins, MAC, Bobbi Brown) and signature apparel lines (Kate Spade, Eileen Fisher, Lilly Pulitzer, and Sigrid Olsen).
- JCPenney completed a \$3 million renovation in 2005.

IMPRESSIVE FIGURES

- 12 consecutive years of annual double digit sales increases.
- 75% of the trade area shop at Oglethorpe Mall, accounting for 84% of the mall's sales.
- 86% of Oglethorpe Mall's shoppers state they shop Oglethorpe most often, clearly making Oglethorpe a strong presence in the region.

TRADE AREA WITH UNLIMITED POTENTIAL

- Ft. Stewart and Hunter Army Airfield located 30 miles and 1 mile respectively, employ more than 42,000 people combined, generating an annual direct federal expenditure of \$1.4 billion and a local economic impact of \$2.1 billion.
- Savannah enjoys a strong and diversified manufacturing base. In total, 246 manufacturers employ more than 13,000 people and have a combined payroll of almost \$700 million.
- 6 million people visit Savannah annually, spending \$1.7 billion dollars.
- There are over 22,000 college students attending Armstrong Atlantic State University, Savannah State University, Savannah College of Art & Design and Savannah Technical College.
- Savannah is among the top four ports in the United States providing 7000 jobs.
- 26% of the trade area's households earn \$75,000+ a year and expected to grow to 31% by 2011.
- The average household income within 10 miles of Oglethorpe Mall is projected to increase 10% from \$61,387 per year to \$67,507 in 2011.
- Savannah's overall cost of living is 11% below the national average which transfers into more disposable income.

STRONG RETAIL LINE-UP

- Aeropostale
- Aldo Shoes
- American Eagle Outfitters
- Barnes & Noble
- Build-A-Bear Workshop
- Caché
- Children's Place
- Gap/Gap Kids
- Hollister Co.
- Nine West
- S&K Menswear
- Select Comfort
- Sharper Image
- Torrid
- Victoria's Secret

MALL INFORMATION

LOCATION

Abercorn Extension and White Bluff Interstate Access:
I-95, I-16, I-516

MARKET

Savannah, Georgia

DESCRIPTION

Single-level, enclosed, super-regional

ANCHORS

Belk, Sears, JCPenney, Macy's

(All exclusive to the market)

TOTAL RETAIL SQUARE FOOTAGE 948,000

PARKING SPACES 4,655

OPENED April, 1969

EXPANDED 1974, 1977, 1982, 1992, 2002

RENOVATED 1985, 1992, 2002

OTHER FEATURES

A 10-unit, 800 seat Food Court, children's play area, common area soft seating and Family restrooms.

TRADE AREA PROFILE

2007 POPULATION 324,392

2012 PROJECTED POPULATION 335,596

2007 HOUSEHOLDS 123,170

2012 PROJECTED HOUSEHOLDS 127,655

2007 MEDIAN AGE 33.7

2007 AVERAGE HH INCOME \$62,398

2012 PROJECTED AVERAGE HH INCOME \$69,268

20-MILE RADIUS PROFILE

2007 POPULATION 289,776

2012 PROJECTED POPULATION 303,633

2007 HOUSEHOLDS 111,526

2012 PROJECTED HOUSEHOLDS 117,060

2007 MEDIAN AGE 34.7

2007 AVERAGE HH INCOME \$64,644

2012 PROJECTED AVERAGE HH INCOME \$71,559

DAYTIME EMPLOYMENT

3-MILE RADIUS 62,415

5-MILE RADIUS 95,452

SOURCE: CLARITAS, INC.