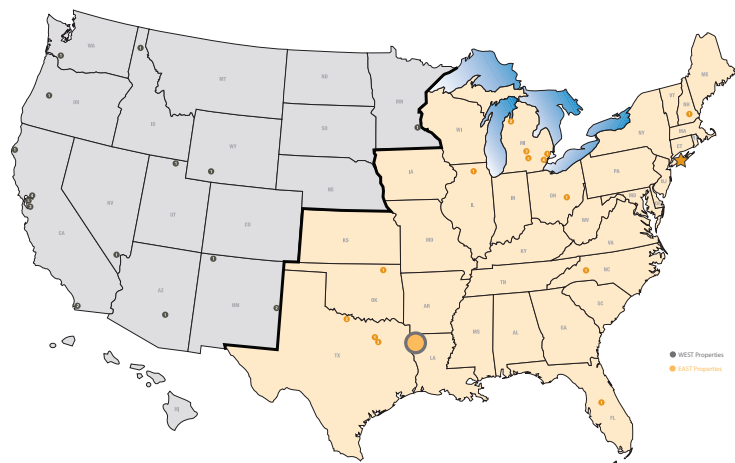


PIERRE BOSSIER MALL
2950 E TEXAS ST, SUITE 212
BOSSIER CITY, LA 71111

PIERRE BOSSIER MALL is situated off I-20 and benefits from the thriving nearby riverboat casino industry, which draws more than seven million tourists each year. Anchored by Dillard's, jcpenny and Sears, Pierre Bossier Mall draws customers from Arkansas, Texas and Louisiana and serves a trade area population of almost 400,000 people. The local economy is fueled by two regional medical facilities, the LSU School of Medicine, oil and gas exploration and Barksdale Air Force Base.

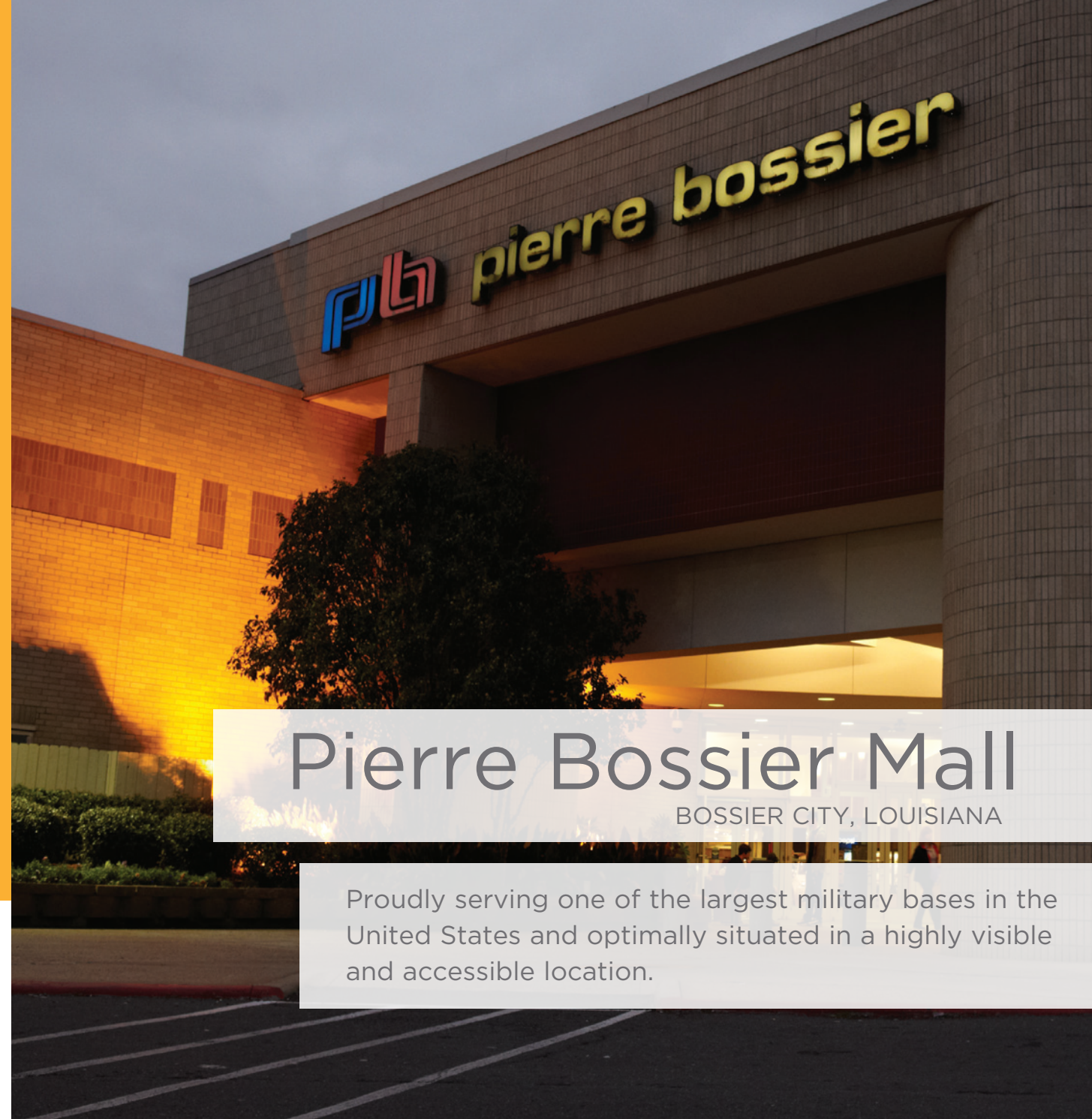


info@rouseproperties.com
(212) 608-5108

ROUSE
PROPERTIES

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

ROUSEPROPERTIES.COM | NYSE : RSE



Pierre Bossier Mall

BOSSIER CITY, LOUISIANA

Proudly serving one of the largest military bases in the United States and optimally situated in a highly visible and accessible location.

ROUSEPROPERTIES

PIERRE BOSSIER MALL

STEADY GROWTH | SOLID ECONOMY | PRIME LOCATION

ENJOY A DOMINANT POSITION IN THE TRADE AREA WITHIN A VIBRANT MILITARY COMMUNITY.

5 COMPELLING REASONS TO LOCATE HERE

Strong Retailer Performance

- At Pierre Bossier Mall, better national retailers have a track record of success with numerous nationals reporting sales far exceeding \$500 per square foot.

Anchor Advantage

- Pierre Bossier Mall has the most complete lineup of department stores in the market with Dillard's, jcpenny, Sears, and Stage.

Exclusive Food Court

- Pierre Bossier Mall is the only traditional enclosed shopping center in the market with a full service food court which features Raising Canes, Chick-fil-A, Subway, Sbarro, Mandarin Express and Salt & Pepper.

Accessible I-20 Location

- Pierre Bossier Mall is the most identifiable and accessible center in the Shreveport/Bossier market as its I-20 location makes it convenient for the 400,000 people in the metro market.

Sustained Economic Drivers

- Economic growth is most concentrated in the Pierre Bossier area. Barksdale Air Force has been named the headquarters of the Global Strike Command which created close to 1,000 jobs in the last year.
- Oil and gas exploration has boomed with the finding of a large amount of natural gas in the area and almost all of the oil field service companies have located in close proximity to the mall.
- There are six casinos within three miles of Pierre Bossier Mall and Shreveport/Bossier which makes Bossier City one of the largest gaming areas in the nation.

TRADE AREA PROFILE



2010 Population 371,003
2015 Projected 379,937



2010 Households 146,318
2015 Projected 151,035



2010 Average HHI \$55,638
2015 Projected \$59,934



2010 Median Age 35.6

MALL INFORMATION

Market Shreveport/Bossier City, LA

Description Single-level, enclosed, regional

Anchors Dillard's, jcpenny, Sears, Stage

Total Retail Square Footage 650,000

Opened 1982

Expanded 1985

Renovated 1992, 2005

Other Features Located just minutes from Barksdale Air Force Base (16,200 employees), five riverboat casinos, and the Louisiana Downs horse racing facility

10-MILE RADIUS

2010 Population 256,378
2015 Projected 262,287

2010 Households 101,091
2015 Projected 104,108

2010 Median Age 34.8

2010 Average HHI \$53,908
2015 Projected \$57,953

Daytime Employment

3-mile Radius 54,958
5-mile Radius 104,268

Source: Claritas, Inc.

Cross Streets: I-20, U.S. Highway 80 and Airline Drive

AERIAL VIEW



PIERRE BOSSIER MALL

