

RIVERGATE MALL

1000 Rivergate Parkway

Goodlettsville TN 37072



3445 Peachtree Road, Suite 465

Atlanta, GA 30326

Leasing Contacts

For Leasing Information:

Permanent Leasing Contact:

Richard Wilson

404-926-1536

rwilson@hendonproperties.com

Temporary and Cart Leasing Contact:

Janet Duke

615-859-3458 ext. 227

janetduke@rivergate-mall.com

Site Summary

LOCATION: 1000 Rivergate Parkway
Goodlettsville, TN 37072

SIZE: 1,164,631 SF

TENANTS:

Aeropostale	American Eagle Outfitters
Buckle	Dillard's
Finish Line	Hollister
JC Penney	Kay Jewelers
Macy's	Sears
Smart Buys	Victoria's Secret

DEMOGRAPHICS:

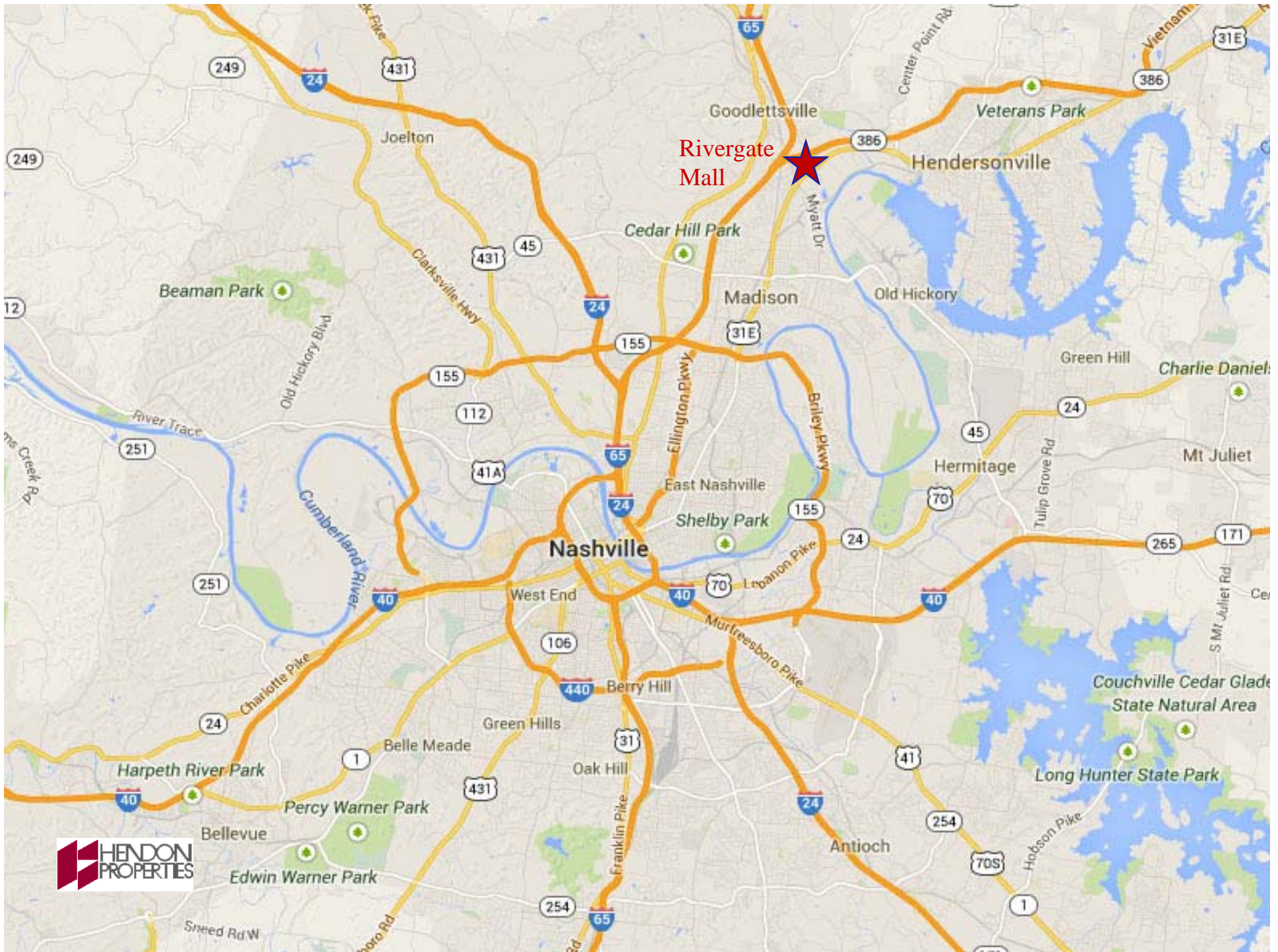
<u>Radius:</u>	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>
Total Households	39,945	121,434	238,961
Average HH Income	\$54,797	\$62,503	\$63,119
Residential Population	95,307	299,995	593,513
Employee Population	42,981	115,204	348,467

<u>Drivetime:</u>	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>15 Minutes</u>
Total Households	6,950	38,688	98,396
Average HH Income	\$52,693	\$52,032	\$52,384
Residential Population	15,728	92,455	243,121
Daytime Population	15,072	42,364	161,290

TRAFFIC COUNTS:

Rivergate Parkway	28,986
Gallatin Pike N.	34,113
Vietnam Veterans Blvd	57,439





Rivergate
Mall



VIETNAM VETERANS BLVD (AADT 57,439)

macy's

jcpenny

sears

Dillard's

Firestone

LENSCRAFTERS

American
Tire Co

chili's
GRILL & BAR

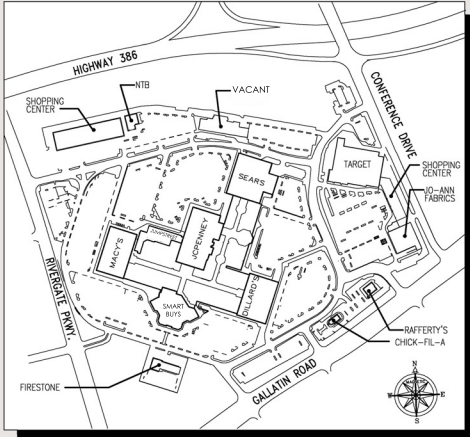
Red Lobster

Chick-fil-A

GALLITIN PIKE N. (AADT 34,113)



KEY PLAN



TENANT NAMES SHOWN ON THIS PLAN REPRESENT THOSE LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, OR IN NEGOTIATION.

ALL TENANT LEASE AREAS ARE MEASURED FROM THE TENANT LEASE LINE TO THE OUTSIDE FACE OF EXTERIOR WALLS OR THE CENTERLINE OF ADJACENT TENANT SEPARATING WALLS AND/OR SERVICE EXIT CORRIDOR WALLS.

CERTAIN OF THE ELEMENTS SHOWN ON THE ABOVE PLAN ARE INDICATED AS FUTURE OR PROPOSED. RIVERGATE MALL MAKES NO REPRESENTATION THAT THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

THIS EXHIBIT IS ONLY ILLUSTRATIVE OF THE SIZE AND RELATIONSHIP OF THE LEASABLE AREAS, COMMON AREAS AND OTHER BUILDINGS AND FACILITIES NEAR ADJACENT TO LANDLORDS' BUILDING ALL OF WHICH AREAS, BUILDINGS AND FACILITIES ARE SUBJECT TO CHANGE FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE. THE PRECISE LOCATION AND EXACT DIMENSIONS OF THE PREMISES APPEARS ON THE LEASE OUTLINE DRAWINGS.

MASTER SITE PLAN

FOR

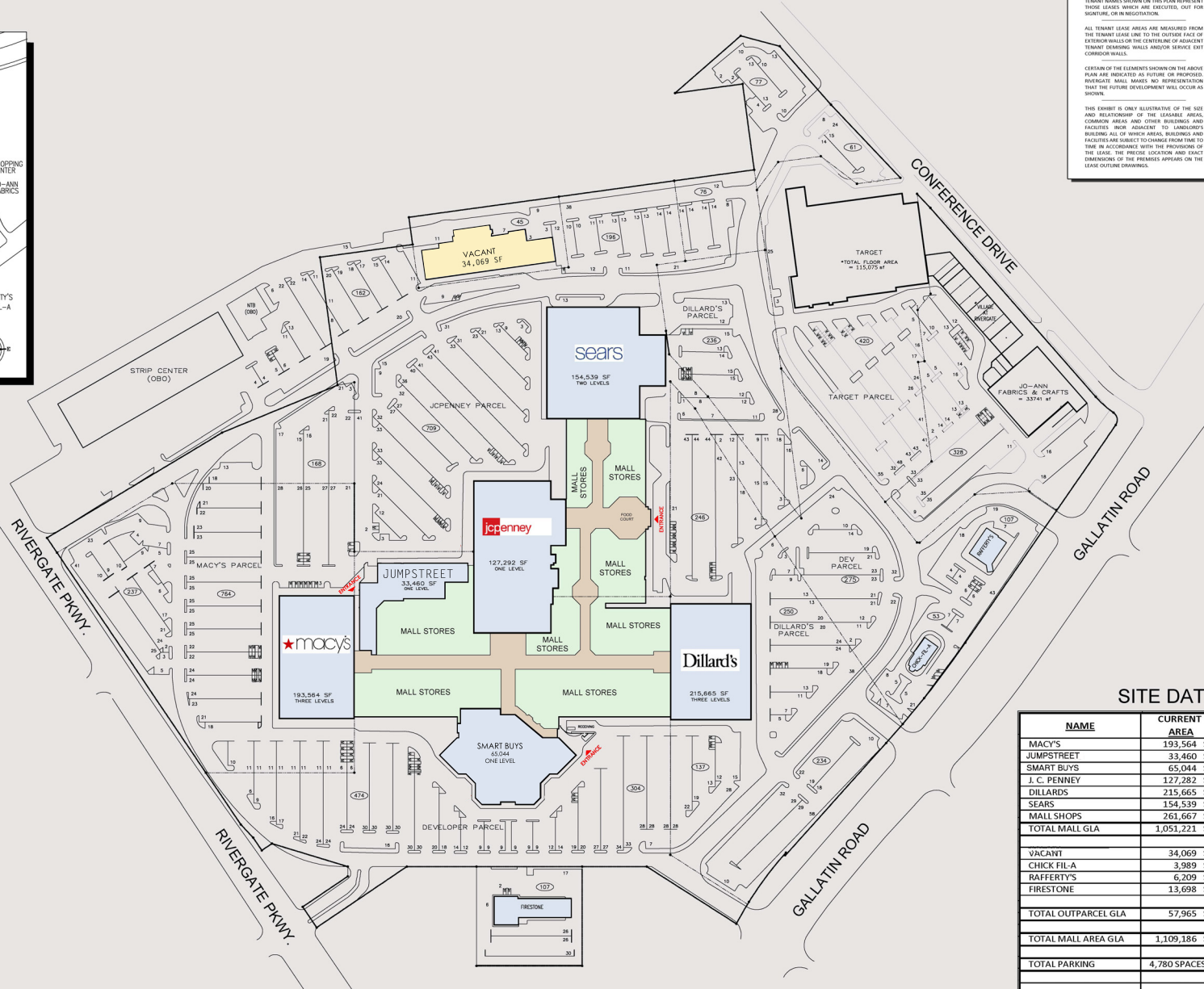


A HENDON PROPERTIES SHOPPING VILLAGE

RIVERGATE MALL
 1000 RIVERGATE PARKWAY
 GOODLETTSVILLE, TENNESSEE 37072
 (615) 859-3456



3445 PEACHTREE RD.
 SUITE 465
 ATLANTA, GA 30326
 (404) 262-7400



SITE DATA

NAME	CURRENT AREA
MACY'S	193,564 SF
JUMPSTREET	33,460 SF
SMART BUYS	65,044 SF
J. C. PENNEY	127,282 SF
DILLARDS	215,665 SF
SEARS	154,539 SF
MALL SHOPS	261,667 SF
TOTAL MALL GLA	1,051,221 SF
VACANT	34,069 SF
CHICK FIL-A	3,989 SF
RAFFERTY'S	6,209 SF
FIRESTONE	13,698 SF
TOTAL OUTPARCEL GLA	57,965 SF
TOTAL MALL AREA GLA	1,109,186 SF
TOTAL PARKING	4,780 SPACES

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CENTERS OF THE ELEMENTS SHOWN ON THE ABOVE PLAN ARE INDICATED AS PLUMBER FOR PROPOSED(ED) ROOFSPACE. MAJOR WALLS AND REPRESENTATIONS OF THE FUTURE DEVELOPMENT WILL OCCUR AS SHOWN.

THIS TENANT IS ONLY ILLUSTRATIVE OF THE SIZE AND RELATIONSHIP OF THE LEASABLE AREAS, COMMON AREAS AND OTHER BUILDINGS AND FACILITIES IN OR ADJACENT TO LANDLORD'S BUILDING ALL OF WHICH AREAL, RELATIONS AND FACILITIES ARE SUBJECT TO CHANGE FROM TIME TO TIME IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE. THE PRECISE LOCATION AND CORNER DIMENSIONS OF THE PREMISES APPEAR ON THE LEASE OUTLINE DRAWING.

MASTER LEASING PLAN

FOR

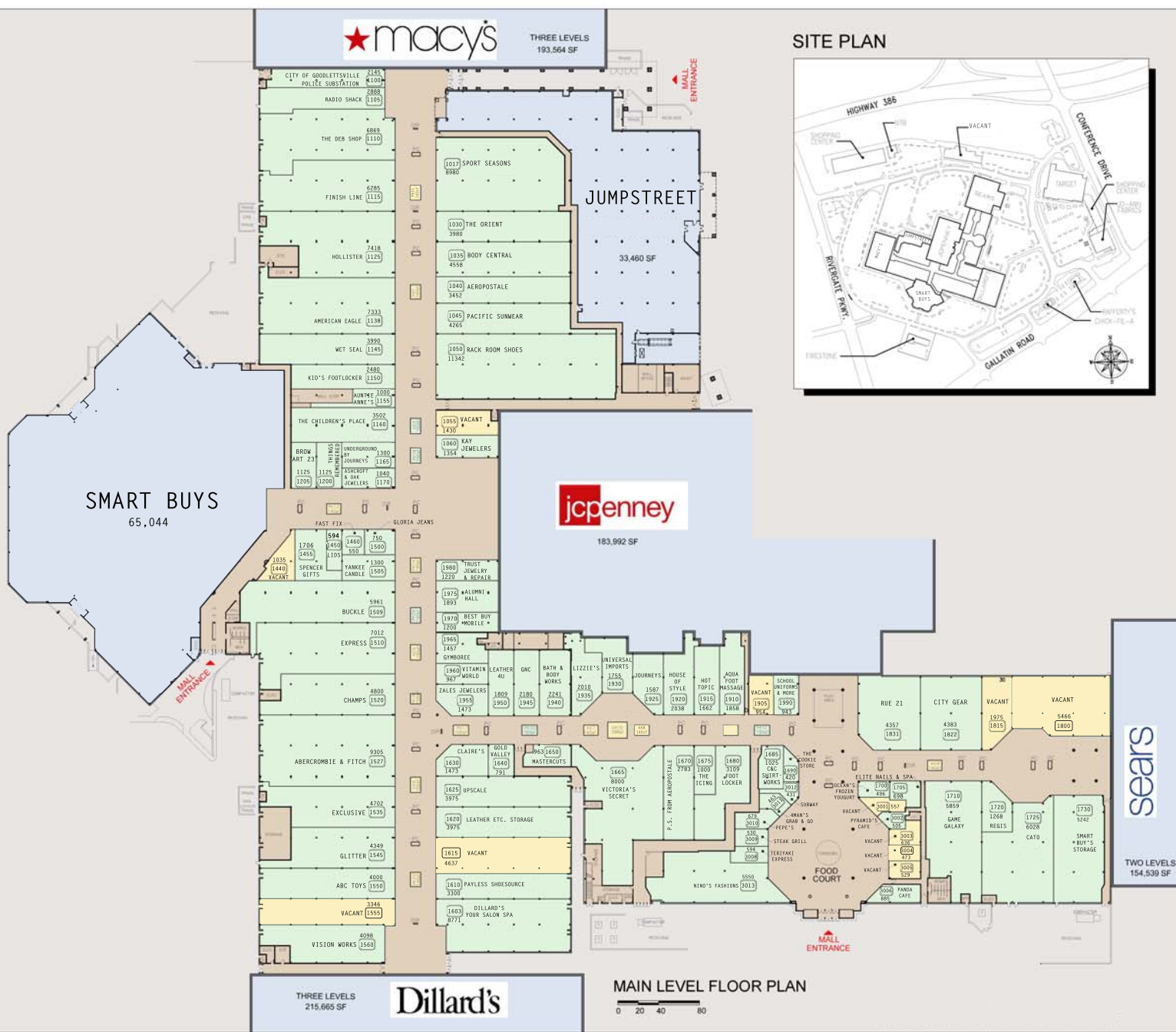


A HENDON PROPERTIES SHOPPING VILLAGE

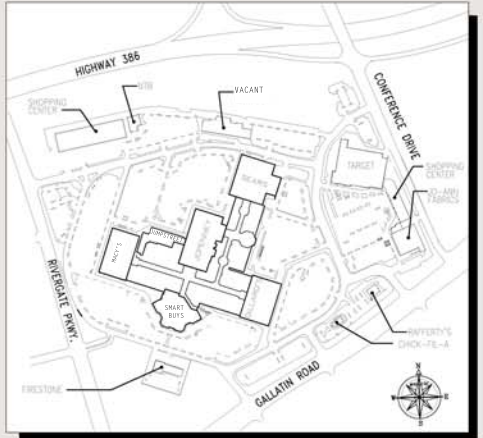
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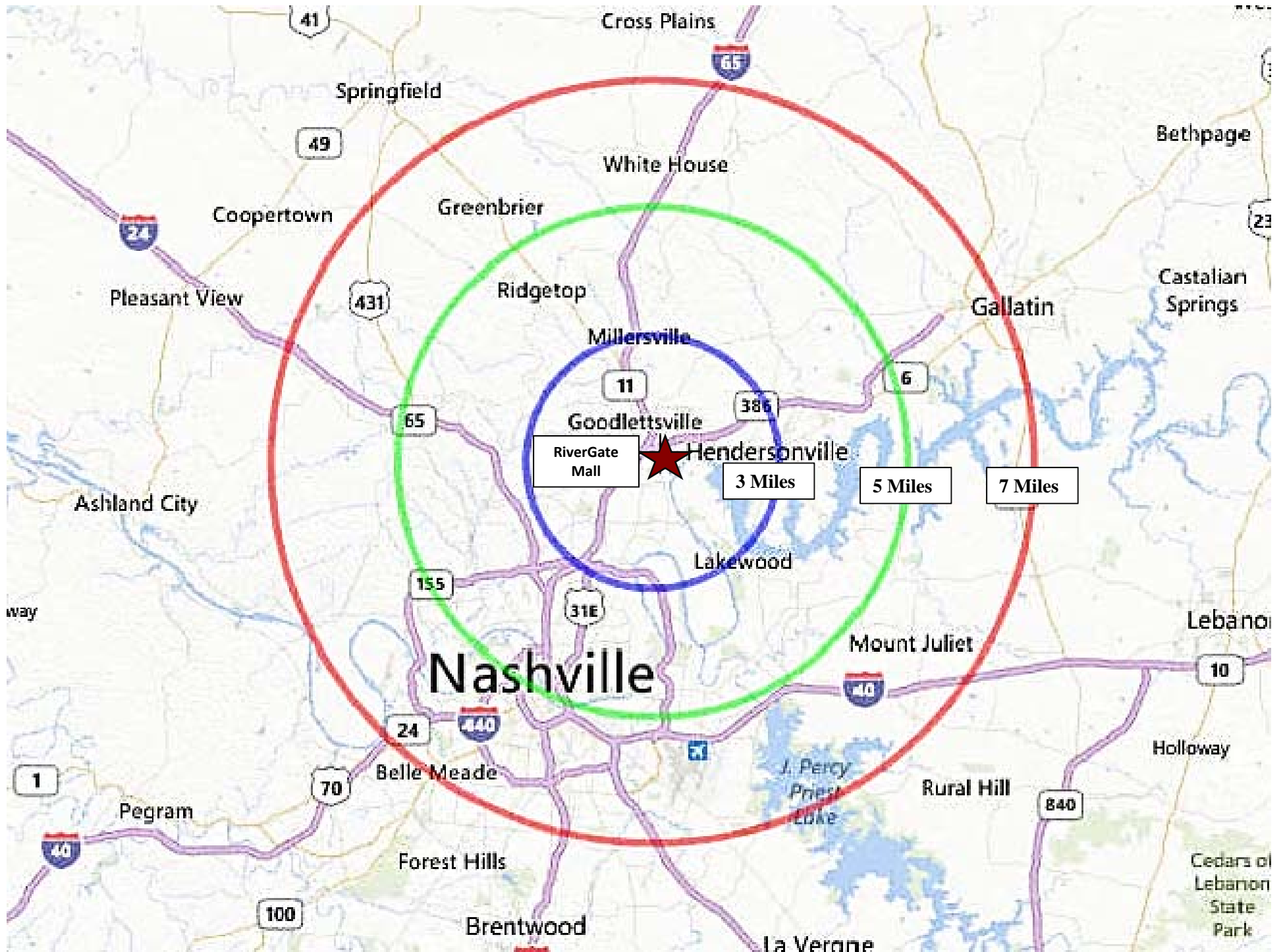


SITE PLAN



MAIN LEVEL FLOOR PLAN





Executive Summary

Rivergate Mall
 1000 Rivergate Pky, Goodlettsville, TN, 37072, 3 5 7 Mile...
 Ring: 3 mile radius

Prepared by Shannon Mullinax
 Latitude: 36.298401025
 Longitude: -86.69985746

	3 miles	5 miles	7 miles
Population			
2000 Population	33,249	86,128	143,501
2010 Population	37,470	94,468	155,734
2012 Population	38,128	96,435	159,127
2017 Population	40,211	102,636	169,329
2000-2010 Annual Rate	1.20%	0.93%	0.82%
2010-2012 Annual Rate	0.78%	0.92%	0.96%
2012-2017 Annual Rate	1.07%	1.25%	1.25%
2012 Male Population	47.6%	47.6%	47.7%
2012 Female Population	52.4%	52.4%	52.3%
2012 Median Age	35.7	37.7	38.2

In the identified area, the current year population is 159,127. In 2010, the Census count in the area was 155,734. The rate of change since 2010 was 0.96% annually. The five-year projection for the population in the area is 169,329 representing a change of 1.25% annually from 2012 to 2017. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 37.3.

Race and Ethnicity

2012 White Alone	63.9%	69.5%	69.8%
2012 Black Alone	25.7%	21.8%	22.8%
2012 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2012 Asian Alone	1.6%	1.5%	1.4%
2012 Pacific Islander Alone	0.2%	0.1%	0.1%
2012 Other Race	5.4%	4.3%	3.3%
2012 Two or More Races	2.8%	2.5%	2.2%
2012 Hispanic Origin (Any Race)	10.8%	9.1%	7.0%

Persons of Hispanic origin represent 7.0% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.1 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

2000 Households	14,444	36,295	58,539
2010 Households	15,929	39,489	63,785
2012 Total Households	16,229	40,229	65,187
2017 Total Households	17,089	42,705	69,223
2000-2010 Annual Rate	0.98%	0.85%	0.86%
2010-2012 Annual Rate	0.83%	0.83%	0.97%
2012-2017 Annual Rate	1.04%	1.20%	1.21%
2012 Average Household Size	2.34	2.39	2.43

The household count in this area has changed from 63,785 in 2010 to 65,187 in the current year, a change of 0.97% annually. The five-year projection of households is 69,223, a change of 1.21% annually from the current year total. Average household size is currently 2.43, compared to 2.43 in the year 2010. The number of families in the current year is 41,179 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

Executive Summary

Rivergate Mall
 1000 Rivergate Pky, Goodlettsville, TN, 37072, 3 5 7 Mile...
 Ring: 7 mile radius

Prepared by Shannon Mullinax
 Latitude: 36.298401025
 Longitude: -86.69985746

	3 miles	5 miles	7 miles
Median Household Income			
2012 Median Household Income	\$39,063	\$41,317	\$43,916
2017 Median Household Income	\$46,302	\$49,782	\$51,523
2012-2017 Annual Rate	3.46%	3.80%	3.25%
Average Household Income			
2012 Average Household Income	\$51,640	\$54,238	\$57,476
2017 Average Household Income	\$57,253	\$60,175	\$63,613
2012-2017 Annual Rate	2.09%	2.10%	2.05%
Per Capita Income			
2012 Per Capita Income	\$21,865	\$22,909	\$23,740
2017 Per Capita Income	\$24,201	\$25,347	\$26,206
2012-2017 Annual Rate	2.05%	2.04%	2.00%

Current median household income is \$43,916 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$51,523 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$57,476 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$63,613 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$23,740 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$26,206 in five years, compared to \$29,882 for all U.S. households

Housing			
2000 Total Housing Units	15,278	38,221	61,402
2000 Owner Occupied Housing Units	7,711	21,358	38,076
2000 Owner Occupied Housing Units	6,733	14,937	20,463
2000 Vacant Housing Units	834	1,926	2,863
2010 Total Housing Units	17,434	43,165	69,234
2010 Owner Occupied Housing Units	7,716	22,635	40,462
2010 Renter Occupied Housing Units	8,213	16,854	23,323
2010 Vacant Housing Units	1,505	3,676	5,449
2012 Total Housing Units	17,712	43,812	70,561
2012 Owner Occupied Housing Units	7,570	22,508	40,474
2012 Renter Occupied Housing Units	8,659	17,721	24,713
2012 Vacant Housing Units	1,483	3,583	5,374
2017 Total Housing Units	18,503	46,126	74,319
2017 Owner Occupied Housing Units	8,027	24,157	43,402
2017 Renter Occupied Housing Units	9,062	18,548	25,820
2017 Vacant Housing Units	1,414	3,421	5,096

Currently, 57.4% of the 70,561 housing units in the area are owner occupied; 35.0%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 69,234 housing units in the area - 58.4% owner occupied, 33.7% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 0.85%. Median home value in the area is \$155,604, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.96% annually to \$171,462.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.