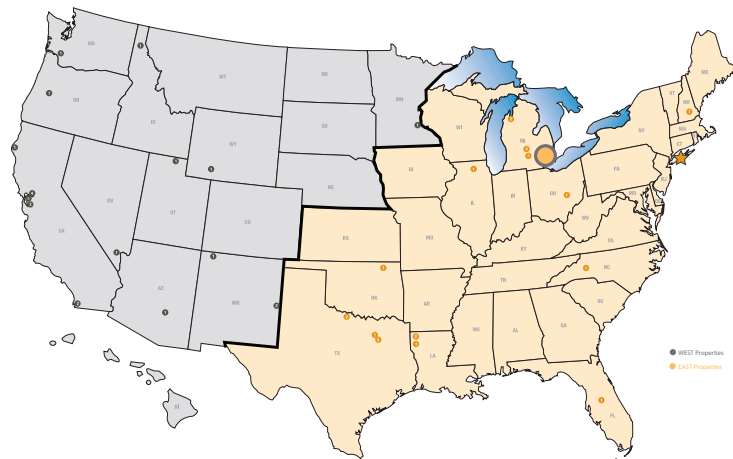


SOUTHLAND CENTER
23000 EUREKA ROAD
TAYLOR, MI 48180

SOUTHLAND CENTER is anchored by Macy's, jcpenny and Best Buy Superstore. The center's merchandise mix reflects the family orientation of its market in blending apparel with a variety of unique dining choices. Southland Center expanded and remodeled eight national tenants including Victoria's Secret, Express, American Eagle Outfitters, and PacSun. The mall also added Crazy 8 and a new Charlotte Russe to solidify its merchandise mix. Southland is the only regional mall located in the Detroit suburbs south of I-94 (serving southern Wayne and Monroe Counties). It is less than one-quarter mile from I-75, which ties into Detroit's extensive freeway network. Taylor ranks fifth in Michigan in terms of retail sales.



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Southland Center

TAYLOR, MICHIGAN

The center was expanded in 2006 to keep pace with the growing demand of this vibrant family-oriented community.

ROUSEPROPERTIES

SOUTHLAND CENTER

DENSELY POPULATED MARKET | AFFLUENT SHOPPERS | EXCELLENT ACCESSIBILITY

STRONG MARKET PENETRATION IN DETROIT, PLUS EXCLUSIVITY IN SOUTHERN SUBURBS.

5 COMPELLING REASONS TO LOCATE HERE

Expansive Trade Area

- Southland Center demonstrates a consistently strong market penetration. The primary trade area includes nearly 500,000 residents of whom 72% shop Southland Center more than any other regional center during the course of the year.

Exclusivity in Southern Suburbs

- With the vast majority of Detroit's regional and box retail density sitting well to the north,

Southland Center is uniquely positioned within the market as the only regional shopping mall serving the densely populated and expansive southern suburbs.

Consumers with Discretionary Income

- The buying power of Southland Center's trade area ranks fifth in Michigan. Southland Center customers command higher discretionary income levels than Ann Arbor, Lansing, and Grand Rapids.
- Pockets of upper-income customers include communities such as Trenton, Riverview, and Grosse Ile boasting an average household income over \$129,000.

Targeted Merchandise

- Anchored by Macy's, jcpenny and Best Buy, the center's retail mix reflects the family orientation of the market and is further complemented by a selection of unique dining choices.

Ease of Access

- Southland Center has barrier-free access to major thoroughfares in Detroit. The center is located on Eureka Road, where over 45,000 cars pass each day, and is one-quarter mile from I-75 and US-24 and five miles from I-94.

TRADE AREA PROFILE



2010 Population 480,545
2015 Projected 454,595



2010 Households 182,560
2015 Projected 172,346



2010 Average HHI \$59,587
2015 Projected \$61,401



2010 Median Age 38.6

MALL INFORMATION

Market Detroit

Description One-level, enclosed with a super-regional draw

Anchors Macy's, jcpenny, Best Buy

Total Retail Square Footage 915,197

Parking Spaces 4,267

Opened 1970

Expanded 1976, 1988, 1992, 2006

5-MILE RADIUS

2010 Population 190,611
2015 Projected 179,079

2010 Households 74,793
2015 Projected 70,296

2010 Median Age 40.6

2010 Average HHI \$61,326
2015 Projected \$62,974

Daytime Employment

3-mile Radius 30,294
5-mile Radius 76,852

Source: Claritas, Inc.

Southland Center is located on Eureka Road, 1/4 mile east of Telegraph Road, and 1/4 mile west of I-75.

AERIAL VIEW



SOUTHLAND CENTER

