

PREIT Retail

THE MALL AT PRINCE GEORGES



The Mall at Prince Georges is located in Prince George's County, Maryland, just eight miles from the northeast corner of Washington, D.C. The county is ranked as one of the leading African American communities in the nation in terms of education, development, finance and affluence. The mall is currently in the center of a rapidly developing retail and residential district that will deliver a more diverse, sophisticated and affluent resident to the area. The area's labor force consists of over 450,000 workers and includes the largest concentration of scientists, engineers and computer personnel in the U.S., within a 15-mile radius of the center. The mall underwent a full-scale renovation and added a 136,000 square foot Target store in October 2004. The mall added a 30,000 sf Ross Dress For Less and a 35,000 sf Marshalls store in late 2006. Restaurants include Olive Garden and Outback Steakhouse.

MARKET INFORMATION

- Located in the heart of the Baltimore/Washington corridor, the primary trade area reaches well over half a million in population.
- Three major universities are located within the trade area with a total enrollment of over 55,000 students: University of Maryland, Howard University and Catholic University *
- Four major projects located within one mile of the mall will produce approximately six million square feet of new developments to be completed by 2009, featuring over 3,000 residential units including luxury condominiums, apartments and private student housing plus a movie theater, two hotels and a grocery store.
- Adjacent to the property are Federal Government Office Buildings with over 1 million sf of fully leased space and over 5,000 workers.
- The center is served by Metro, Washington DC's ultra modern subway system with an average of 4,160 riders per day.

MALL HIGHLIGHTS

CENTER SIZE
913,817 sf

ANCHOR STORES
Macy's – 195,655 sf
JCPenney – 148,788 sf
Target – 135,010 sf

JUNIOR ANCHORS & OUTPARCELS
Ross Dress for Less – 34,031 sf
Office Depot – 20,149 sf
Marshalls – 35,000 sf
Old Navy – 24,818 sf

FOOD COURT

Number of Units – 9

TRADE AREA DEMOGRAPHIC INFORMATION

| | |
|-------------------|-----------|
| POPULATION | 1,797,275 |
| HOUSEHOLDS | 704,853 |
| AVG. HH INCOME | \$104,654 |
| MEDIAN HOME VALUE | \$437,190 |
| MEDIAN AGE | 36.8 |

Source: ESRI