



The Shops at Fallen Timbers

MAUMEE, OHIO



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THE SHOPS AT FALLEN TIMBERS

- The Shops at Fallen Timbers is an open-air lifestyle center with a striking streetscape design for retailers, overlooking a feature lake and boardwalk area.
- The Shops at Fallen Timbers is part of a 400-acre mixed-use development that will include an office park, hotel, bank, and additional retail.
- The 1-million-square-foot shopping center is anchored by Dillard's, JCPenney, Barnes & Noble, and a 14-screen Showcase Cinema with stadium seating and the most advanced theater technologies in the Toledo area. P.F. Chang's China Bistro, Granite City Food & Brewery, and Red Red Robin offer patrons a contemporary dining experience.
- Noteworthy retailers at The Shops at Fallen Timbers include White House/Black Market, Forever 21, American Eagle, Victoria's Secret, Starbucks, The Body Shop, Aeropostale, Lane Bryant, Gap, and The Walking Company.
- Main Street shopping, a future retail village, and the entertainment/dining district surrounding the feature lake plaza all come together to complement the vitality of Maumee, an established Midwestern community.

THE LOCATION:

- The site is conveniently located in southwest Toledo near the market's fastest growing areas. Easily accessible from I-475, I-75, and I-80, The Shops at Fallen Timbers has connections to Northwestern Ohio communities such as Bowling Green, Findlay, and Fremont, as well as Southern Michigan.
- The Shops at Fallen Timbers is located in the City of Maumee at the intersection of Fallen Timbers Lane and Russell Road. The intersection is off of State Route 24, 1 mile from I-475.

THE MARKET:

- The City of Maumee was named an All American City in June of 2006, and was also named "Best Places to Raise Your Family – The Top 100 Affordable Communities in the U.S.," in May of 2006.
- The Shops at Fallen Timbers is located within minutes of the largest population growth in the Toledo marketplace. 75% of the projected new housing units to be constructed in the Toledo MSA by 2008 will be located within 10 miles of The Shops at Fallen Timbers.
- The trade area includes two major universities; Bowling Green State University and The University of Toledo, which represent over 38,400 students collectively. Major Toledo area employers include ProMedica Health Systems, Mercy Health Partners, and Daimler-Chrysler Corporation.

THE FUTURE:

- The Shops at Fallen Timbers will continue to grow into one of the great outdoor gathering places in the Toledo area.
- 2008 will see the opening of up to 20 new retailers, including 8 brand new dining establishments.
- The addition of a 150,000 square foot retail village and the development of a 20 acre business park will help to enrich The Shops at Fallen Timbers site.
- Top notch entertainment options have been secured to add to the shopping experience.

MALL INFORMATION

LOCATION

US Route 24 at Russell Road and Fallen Timbers Lane

MARKET

Toledo

DESCRIPTION

Open-air regional mall, power center, and entertainment center, all on one site

OPENING October 3, 2007

TOTAL RETAIL SQUARE FOOTAGE 1,000,000 Square Feet

PARKING SPACES 5,200

TOLEDO, OH (DMA)

2007 POPULATION 1,080,924

2012 PROJECTED POPULATION 1,076,721

2007 HOUSEHOLDS 428,866

2012 PROJECTED HOUSEHOLDS 431,101

2007 MEDIAN AGE 37.0

2007 AVERAGE HH INCOME \$58,765

2012 PROJECTED AVERAGE HH INCOME \$64,108

TRADE AREA PROFILE

2007 POPULATION 753,731

2012 PROJECTED POPULATION 749,606

2007 HOUSEHOLDS 301,953

2012 PROJECTED HOUSEHOLDS 303,043

2007 MEDIAN AGE 36.3

2007 AVERAGE HH INCOME \$59,627

2012 PROJECTED AVERAGE HH INCOME \$64,965

DAYTIME EMPLOYMENT

7-MILE RADIUS 89,007

10-MILE RADIUS 153,709

SOURCE: CLARITAS, INC.