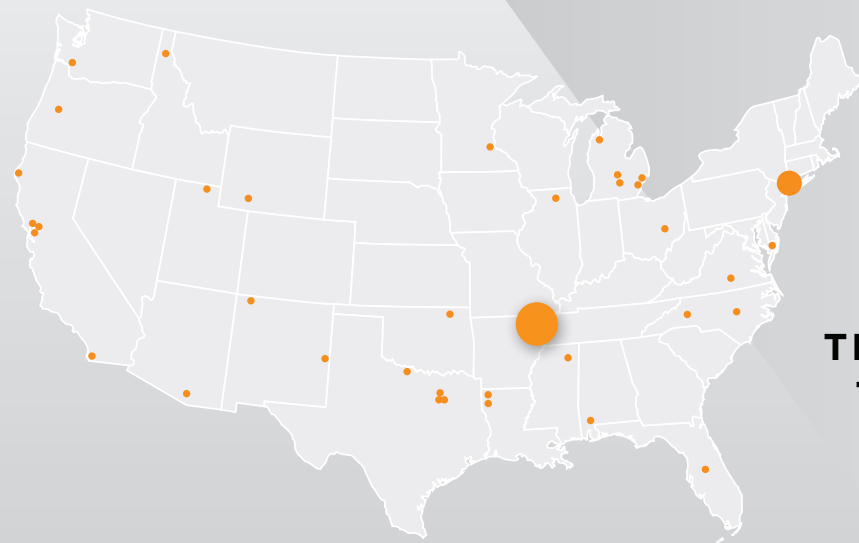


# ROUSEPROPERTIES

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## THE MALL AT TURTLE CREEK

3000 EAST HIGHLAND DRIVE  
JONESBORO, AR 72401

The Mall at Turtle Creek is located in the growing city of Jonesboro, the largest city in a 17,000 square mile land area. As one of the last enclosed malls built in the US, it is anchored by Dillard's, Target, and JCPenney and includes strong big box retailers in Best Buy, Bed Bath & Beyond and Barnes & Noble. As the only comprehensive retail mall in a 75 miles radius, the center serves the growing 450,000 people that live within the community.

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# THE MALL AT TURTLE CREEK

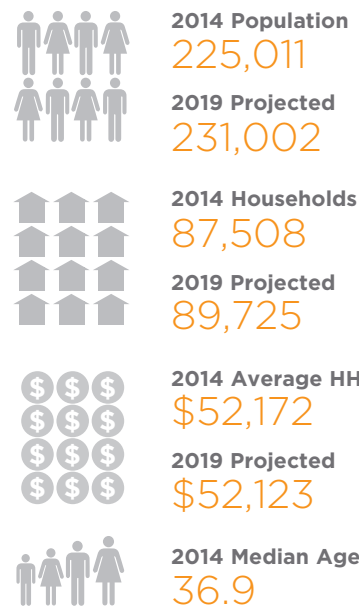
JONESBORO, ARKANSAS



# The Mall at Turtle Creek

Jonesboro's only comprehensive retail mall within a 75 miles radius.

## Trade Area Profile



## Mall Information

**Market**  
Jonesboro

**Description**  
Single level, enclosed, regional

**Anchors**  
Dillard's, Target, JCPenney

**Total Retail Square Footage**  
345,786

**Parking Spaces**  
3,230

**Opened**  
2006

## 20-Mile Radius

|                         |          |
|-------------------------|----------|
| <b>2014 Population</b>  | 150,151  |
| <b>2019 Projected</b>   | 157,264  |
| <b>2014 Households</b>  | 58,181   |
| <b>2019 Projected</b>   | 60,860   |
| <b>2014 Median Age</b>  | 35.32    |
| <b>2014 Average HHI</b> | \$54,736 |
| <b>2019 Projected</b>   | \$57,770 |

## Daytime Employment

|                      |        |
|----------------------|--------|
| <b>3-mile Radius</b> | 42,970 |
| <b>5-mile Radius</b> | 50,092 |

Source: Claritas, Inc.



The Mall at Turtle Creek

## 5 Compelling Reasons to Locate Here

### Strategic Location

Jonesboro is among the largest cities in the state of Arkansas and the fastest growing city. Form a triangle by connecting Little Rock, St. Louis, and Memphis, and you'll see Jonesboro stands out as the largest metropolitan city in what amounts to a 17,000 square-mile triangle area. The Jonesboro region is a proven leader in a number of categories attractive to business including geography, favorable climate, viable economy, advantageous tax structure, affordable housing, low crime rate, growing medical community, opportunity for education, expanding retail and industrial community, recreational opportunities, cultural, sports and civic organizations.

### Market Stability

**Healthcare:** Jonesboro is the hub of healthcare for people in Northeast Arkansas and Southeast Missouri. Facilities in the area offer state-of-the-art technology, while physicians and medical staff provide professional care accentuated

by quality and compassion. Their medical community includes two acute care hospitals, specialty clinics in all areas of healthcare and numerous behavioral and mental health facilities.

**Education:** Arkansas State University: The heartbeat of Jonesboro is ASU, a Tier-1 ranked university that provides high quality academic programs and research opportunities, and drives economic development. Enrollment is over 13,000 students at the Jonesboro campus, with over 22,000 for the system, and continues to expand. Award Winning Public School Districts: Jonesboro boasts three excellent primary and secondary school systems - Jonesboro School District, Nettleton School District, and Valley View School District - all of which have won state and national awards. Well Supported Private Schools: Jonesboro's three private schools are Blessed Sacrament, Concordia Christian Academy, and Ridgefield Christian School.

### World Class Industry

Jonesboro is proud to be home to world class corporations like Post Foods, Unilever, Nestle Prepared Foods, Frito-Lay, Great Dane, Hytrol Conveyors, Butterball, Nordex USA, Nice-Pak Products, and many others.

### Growth Area

Growing trade area which is projected to increase 7.1% by 2017

The city of Jonesboro is projected to increase in population by 7.2% by 2017

Households within the primary trade area projected to grow 8.2% by 2017

### Desirable Merchandise Mix

Strategic and exciting retail mix combines discount and full price department stores, marquee big box junior anchors and a complementary tenant roster of specialty "lifestyle" tenants and traditional mall retailers.

