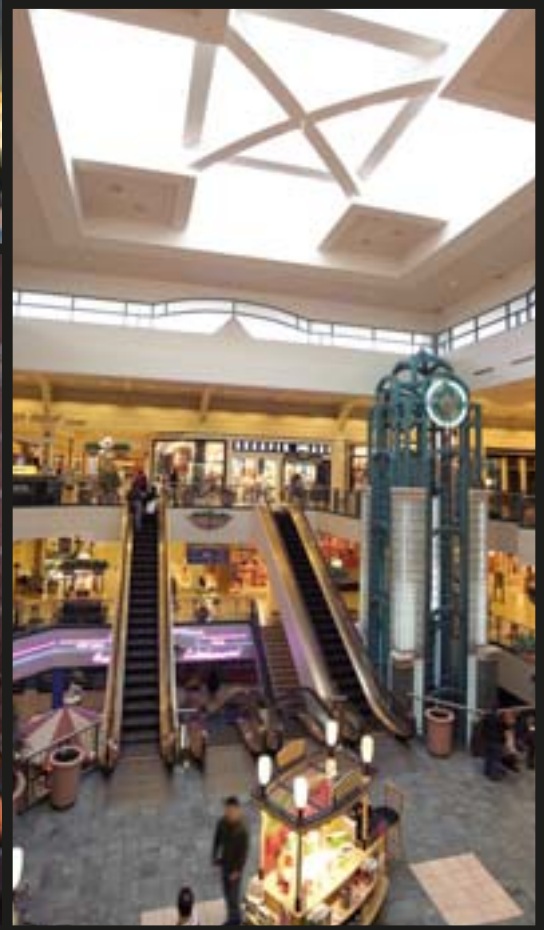




Westroads Mall

OMAHA, NEBRASKA



Westroads Mall OMAHA, NEBRASKA

LOCATION, LOCATION, LOCATION

- 1.2 million square-foot, three level, super-regional mall.
- Located on I-680, Westroads is the only mall in the Omaha area with interstate access.
- 242,520 employees work within a 5-mile radius.
- Omaha is the 43rd largest city in the U.S.
- Omaha is home to five Fortune 500 company corporate headquarters.
- Population within the Omaha MSA is 593,478.

AFFLUENT, WHITE-COLLAR CUSTOMERS

- Omaha has more millionaires and billionaires per capita than any other mid- or large-sized city in the U.S.
- Households with income of \$100,000+ make up the area's fastest growing market segment.
- Located in the heart of Omaha's most affluent neighborhoods.
- 30% of households within the trade area have incomes exceeding \$75,000.
- 72% of residents who live within a 5-mile radius work in white collar occupations.
- 592,141 people live within ten miles of Westroads Mall.
- 14.5 million visitors per year.

WE'RE TREND SETTERS

- Westroads Mall is Nebraska's largest shopping mall.
- Exciting line-up of specialty stores include Abercrombie & Fitch, abercrombie kids, DSW, Forever 21, dELiA*s, Von Maur, The Afternoon, Hollister Co., Victoria's Secret and Old Navy.
- Restaurants include P.F. Chang's, T.G.I.Friday's, Macaroni Grill, Panera Bread, 12 food court restaurants, a new Granite City Food & Brewery and a new The Cheesecake Factory.
- Featuring "Camp Westroads" soft play area and Family Restrooms.
- Omaha's first all-digital theater (14-screen) to be completed Fall 2008.



MALL INFORMATION

LOCATION
I-680 and Dodge Street

MARKET
Omaha

DESCRIPTION
Three-level, enclosed, super-regional

ANCHORS
Von Maur, Younkers, JCPenney and Dick's Sporting Goods

TOTAL RETAIL SQUARE FOOTAGE 1,200,000

PARKING SPACES 5,106

OPENED 1968

EXPANDED 1990, 1995, 1999, 2003

OTHER FEATURES
12-unit food court with seating for 650 and Nebraska's only The Cheesecake Factory, P.F. Chang's, Forever 21, dELiA*s, abercrombie kids, The Afternoon, and Torrid.

TRADE AREA PROFILE

2007 POPULATION 598,736

2012 PROJECTED POPULATION 630,085

2007 HOUSEHOLDS 234,684

2012 PROJECTED HOUSEHOLDS 248,460

2007 MEDIAN AGE 34.0

2007 AVERAGE HH INCOME \$69,010

2012 PROJECTED AVERAGE HH INCOME \$76,809

10-MILE RADIUS PROFILE

2007 POPULATION 592,141

2012 PROJECTED POPULATION 623,226

2007 HOUSEHOLDS 232,267

2012 PROJECTED HOUSEHOLDS 245,710

2007 MEDIAN AGE 34.3

2007 AVERAGE HH INCOME \$68,287

2012 PROJECTED AVERAGE HH INCOME \$76,021

DAYTIME EMPLOYMENT

3-MILE RADIUS 98,569

5-MILE RADIUS 242,520

SOURCE: CLARITAS, INC.