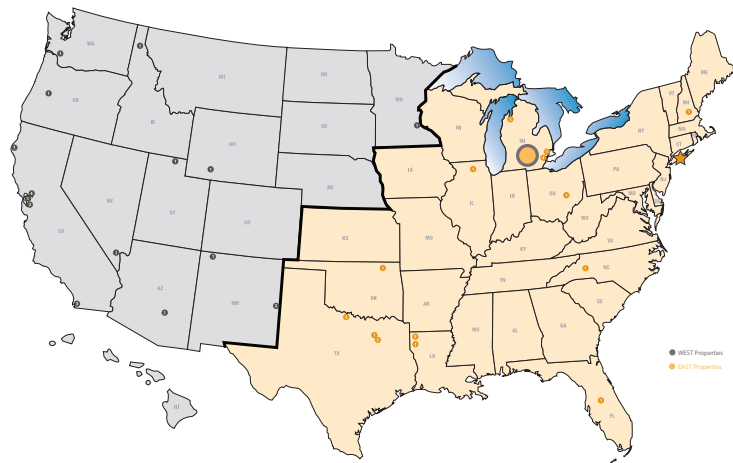


**WESTWOOD MALL**  
1850 WEST MICHIGAN AVENUE  
JACKSON, MI 49202

**WESTWOOD MALL** is located halfway between Ann Arbor and Battle Creek. Easily accessible from I-94 and Route 127, the mall serves a market area spanning six counties and a population of more than 330,000 people. The mall features retailers such as Aéropostale, American Eagle Outfitters, Applebee's, Bath & Body Works, PacSun, rue21 and Victoria's Secret. Westwood Mall is in close proximity to Michigan International Speedway, which hosts two annual NASCAR events, and attracts more than 400,000 people to the area. With 24 golf courses, Jackson is ranked by Golf Digest as the fourth best place to live in the U.S.



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**ROUSE**  
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**ROUSEPROPERTIES.COM** | NYSE : RSE



# Westwood Mall

JACKSON, MICHIGAN

Proudly serves a market area spanning six counties and a population of more than 330,000 people with a strong mix of national retailers.

**ROUSEPROPERTIES**

# WESTWOOD MALL

HIGH SALES PERFORMANCE | GROWING ECONOMY | DOMINANT DESTINATION

AN EASILY-ACCESSIBLE DESTINATION CENTER, THAT IS THE #1 CHOICE IN THE COUNTY.

## 5 COMPELLING REASONS TO LOCATE HERE

### Productive Anchors and Restaurants

- Westwood Mall is anchored by jcpenny, Elder Beerman and Walmart, which produce over \$110 million in annual sales combined.
- Restaurants are a very solid category, for example Applebee's is one of the Top 20 locations in their chain, and other restaurants have reported similar success.

### High Visibility and Ease of Access

- The mall is easily accessible from I-94, Michigan's busiest interstate, as well as US 127.

- Over 3 million vehicles visit Westwood Mall annually.

### Destination Center

- Westwood Mall is the only enclosed regional center within a 30 mile radius.
- Westwood Mall is the number one shopping center destination in Jackson County per the city's 2010 intercept study.

### Nascar Means Business

- Michigan International Speedway hosts two NASCAR events annually, drawing over 400,000 fans and \$400 million dollars to the community.

### Sustained Economic Growth

- Jackson is home to the world headquarters of Consumers Energy, one of the nation's largest combination utilities, providing electric and natural gas service to nearly 6.5 million of Michigan's 10 million residents. Consumers Energy's growth strategy calls for investing \$6 billion in Michigan over the next 5 years. This continued growth ensures additional employment in the Jackson area, providing both blue and white collar jobs which earn well above the median income in Jackson County.

## TRADE AREA PROFILE



2010 Population 194,646  
2015 Projected 192,360



2010 Households 72,614  
2015 Projected 72,072



2010 Average HHI \$56,764  
2015 Projected \$58,348



2010 Median Age 38.2

## MALL INFORMATION

Market Jackson

Description Single-level, enclosed, regional

Anchors Elder-Beerman, jcpenny, Walmart Supercenter

Total Retail Square Footage 509,135

Parking Spaces 2,550

Opened 1972

Peripheral Land Use Financial, Restaurant and Residential

## 20-MILE RADIUS

2010 Population 211,155  
2015 Projected 209,056

2010 Households 78,601  
2015 Projected 78,181

2010 Median Age 38.3

2010 Average HHI \$58,515  
2015 Projected \$60,433

### Daytime Employment

3-mile Radius 38,890  
5-mile Radius 49,922

Source: Claritas, Inc.

Cross Streets: W. Michigan Avenue and Brown Street

## AERIAL VIEW



WESTWOOD MALL

