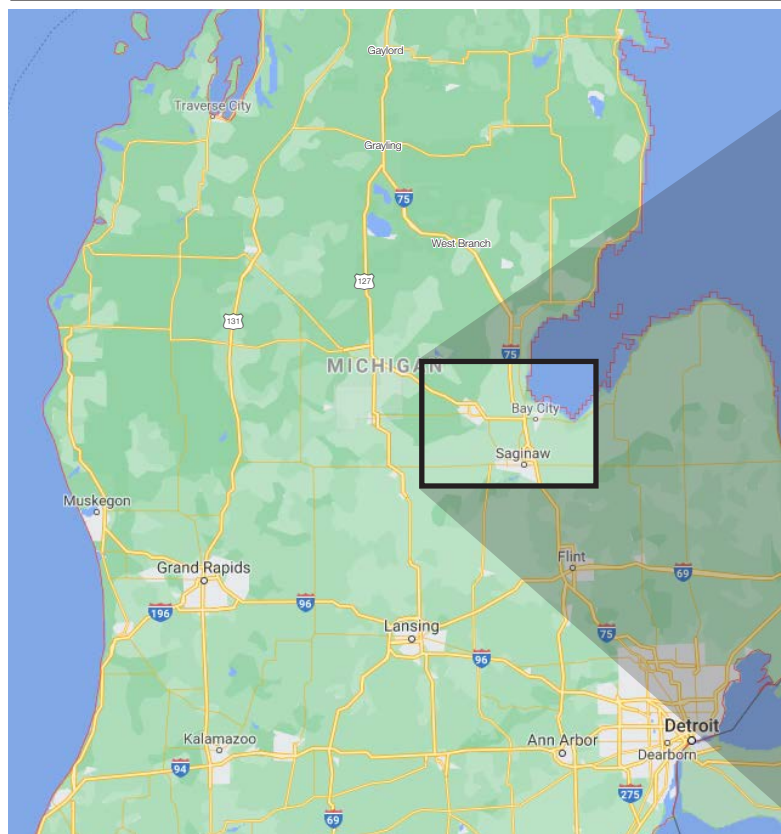




DEMOGRAPHIC PROFILE

Distance from Subject:	3 miles	5 miles	10 miles
2020 Population	33,868	84,152	191,757
2020 Households	13,692	34,140	78,078
2020 Median Home Value	\$117,438	\$107,646	\$105,245
2020 Daytime Demographics	39,314	95,452	199,340
2020 Average Household Income	\$75,138	\$68,222	\$64,401
2020 Median Household Income	\$53,753	\$48,410	\$46,430
2020 Per Capita Income	\$30,153	\$27,801	\$26,258
2020 Median Age	38.6	39.0	39.9



PROPERTY DESCRIPTION

- The shopping center is a multi-phase, master planned commercial development built in phases beginning in 1996 through 2012. The subject offering consists of approximately 409,000 square feet of leasable area on approximately 58 acres of land.
- The subject offering includes three separate buildings. The building on the western portion of the site has an “L-shaped” configuration with 262,434 square feet of leasable area. There is a freestanding 25,222 square foot building currently occupied by Barnes & Noble on the northern portion of the site. The building on the southern portion of the site consists of 121,344 square feet of leasable area, 40,552 square feet of which is vacant.
- There is additional development opportunity to expand the center by 15,000 square feet next to Ulta and by 9,000 square feet next to the vacant box.

