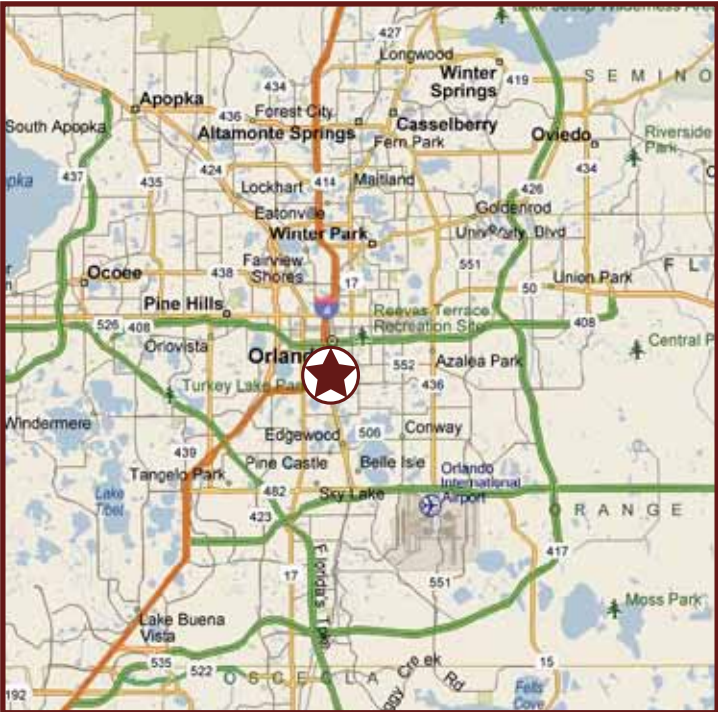


Property Highlights

- Orlando MSA
- Retail center of Gravity for the upscale city of Belle Isle near downtown Orlando
- Neighboring center to Publix and Winn Dixie
- Located at signalized intersection
- Planet Fitness anchor draws large volume of daily traffic to the center
- Multiple restaurants & Starbucks Drive Thru outparcel
- Traffic Counts (2009): 30,500 CPD

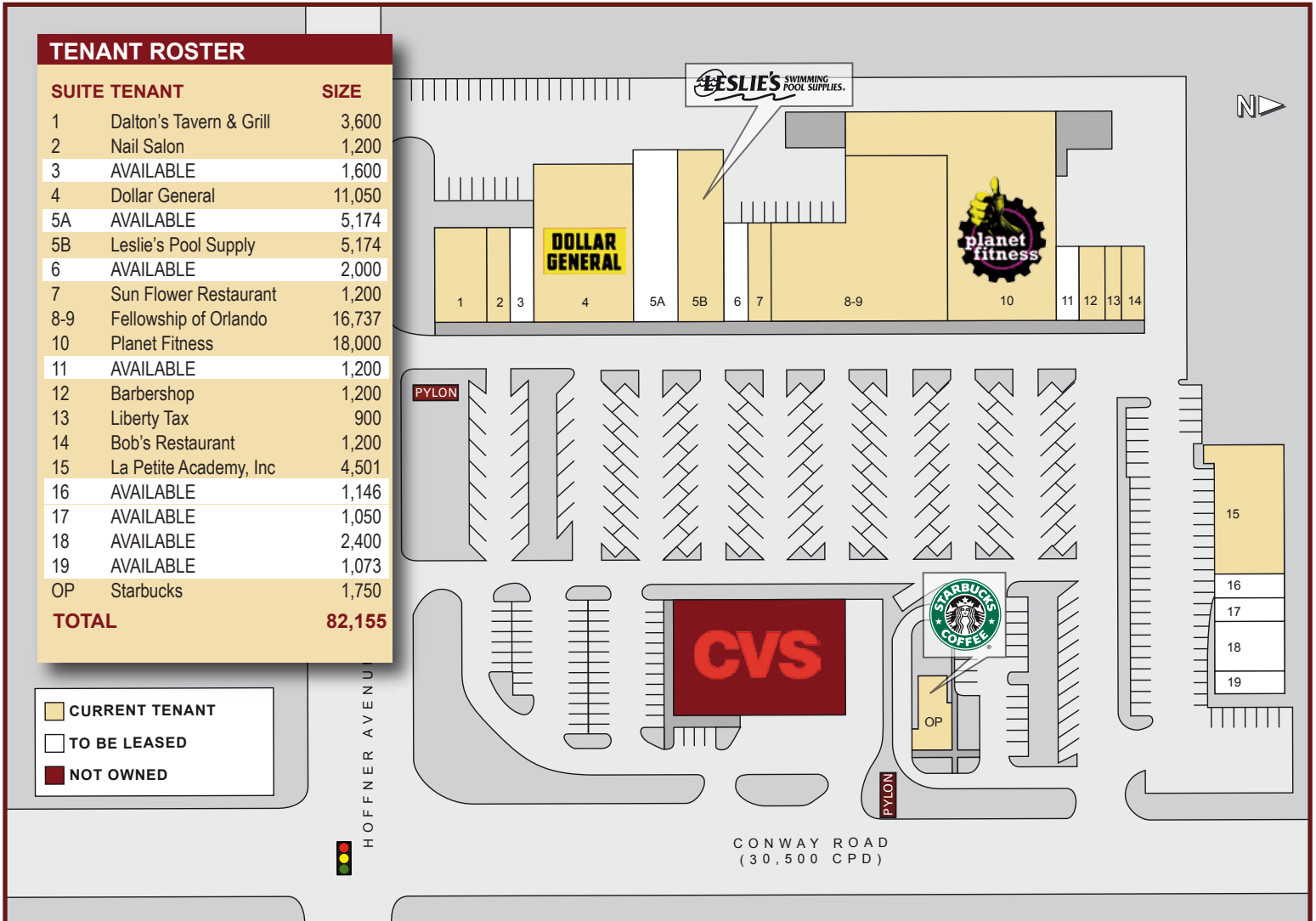


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Site Plan



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Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 Population	8,535	78,710	220,315
2015 Population	8,474	78,331	222,957
2010 Average HH Income	\$73,395	\$59,444	\$56,153
2015 Average HH Income	\$80,075	\$65,276	\$61,916