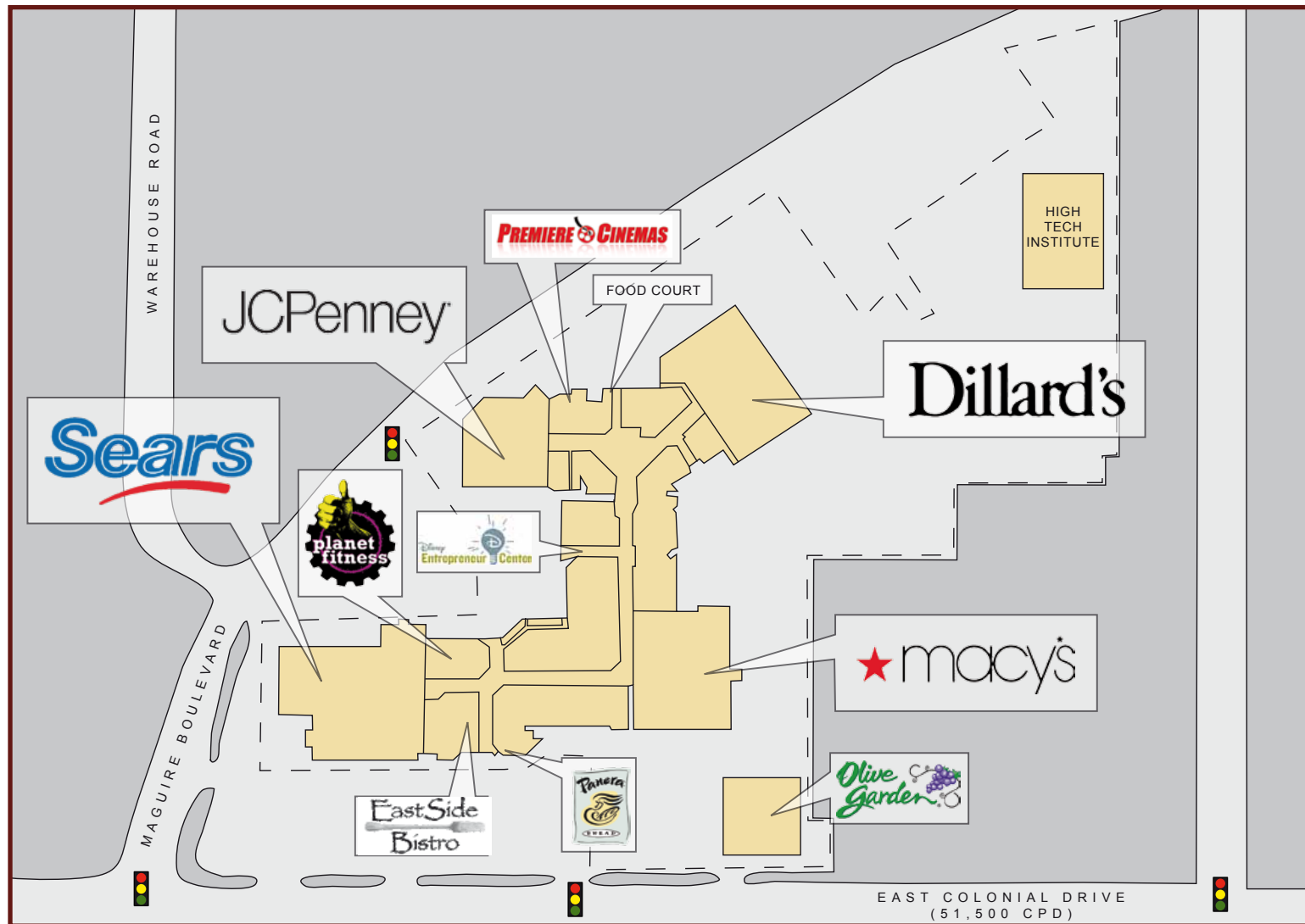




Orlando Fashion Square

3201 E. Colonial Drive
Orlando, Florida

Overall Site Plan



Anchors & Junior Anchors:

Dillard's: 164,290 SF
JCPenney: 121,853 SF
Sears: 155,576 SF
Macy's: 205,833 SF
High Tech Institute: 41,822 SF
National Entrepreneur Center: 20,977 SF
Planet Fitness: 18,118 SF

Restaurants:

Eastside Bistro: 6,082 SF
Panera Bread: 5,500 SF
Olive Garden: 9,100 SF
Premiere Cinema: 41,336 SF

Featured Retailers:

The Limited, Charlotte Russe, Victoria's Secret, Hot Topic, Vans, PacSun, Torrid, Express, Madrag, Champs, Finish Line, Foot Locker

Leasing Contact:

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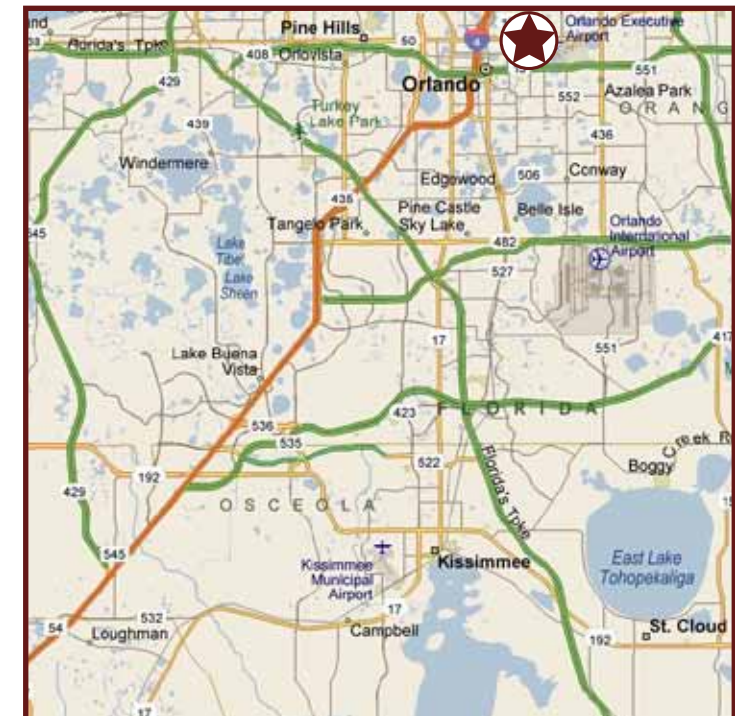


Orlando Fashion Square

3201 E. Colonial Drive
Orlando, Florida

Property Highlights

- Orlando MSA
- Anchored by Dillard's, Macy's, JCPenney, and Sears, Premiere Cinemas, Planet Fitness Health Club, National Entrepreneur Center, Panera Bread, Eastside Bistro, and Olive Garden
- Five minutes from Downtown Orlando
- One minute from Baldwin Park, a 4,000 home upscale residential neighborhood
- Five minutes from Winter Park
- Size: 1,085,651
- Opened: 1973
- Redeveloped: 2002



Orlando Fashion Square Mall Overview

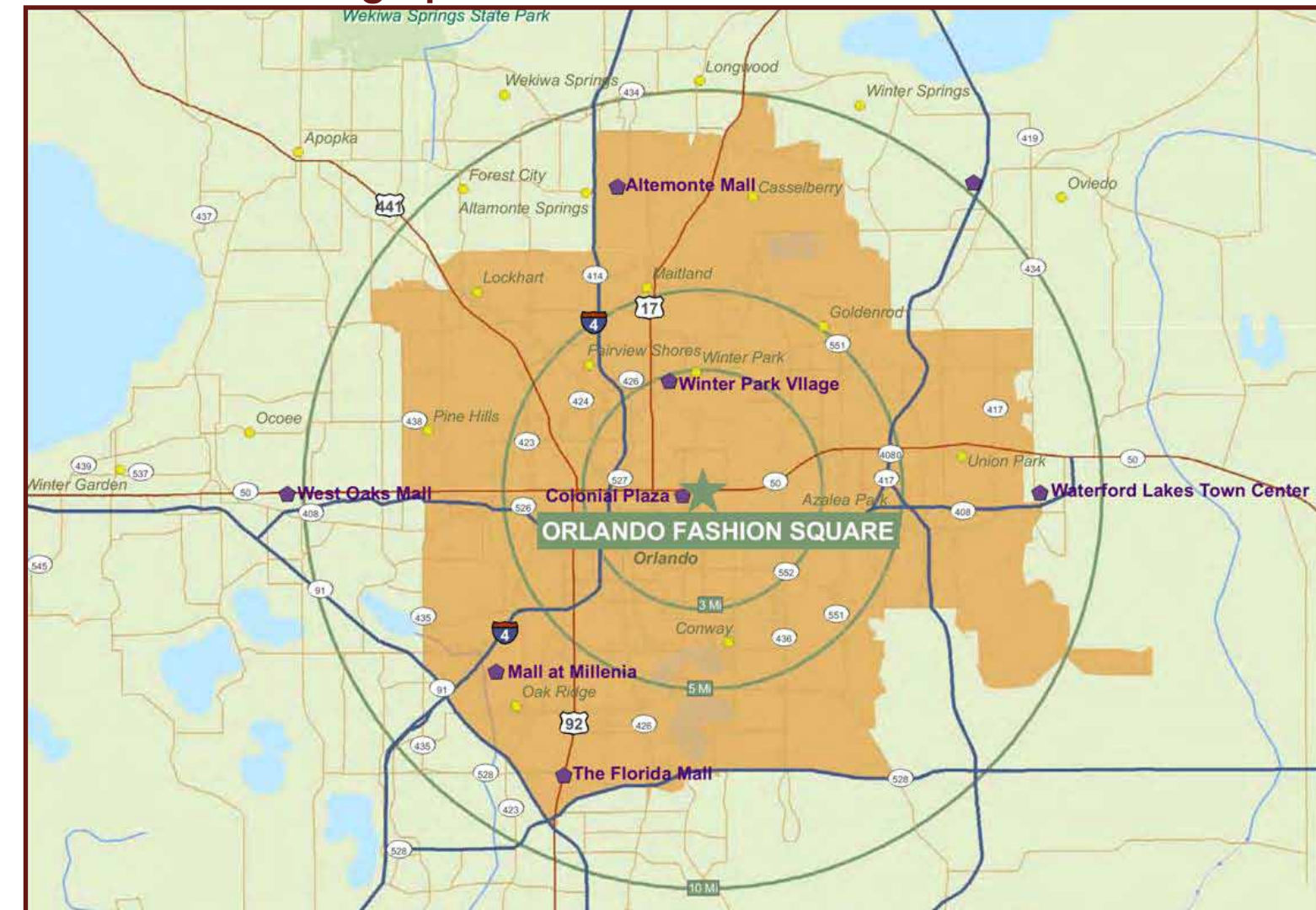
Orlando Fashion Square is located between three affluent areas near downtown Orlando: Winter Park, Thornton Park and Baldwin Park, and boasts a trade area population of more than 300,000 within five miles and nearly 700,000 within 10 miles. This section of Orlando is growing both in population size and in affluence due to the gentrification and upgrading of the in-town and downtown neighborhoods. Prestigious Baldwin Park is within walking distance and boasts homes priced from \$300,000 to several million dollars attracting well heeled, established families as well as upwardly-mobile professionals. The center's interior was renovated in 2002, and Premiere Cinema opened in 2005, featuring 14 screens, stadium seating and all digital projection.



Market Highlights

- More than a quarter of the trade market lives in households with incomes greater than \$75,000.
- The daytime population of over 400,000 includes an office park directly behind the center with 625,000 SF of space in 19 buildings with 100 tenants.
- The University of Central Florida's downtown campus, Rollin's College, Valencia Community College's downtown center, Full Sail University, and University of Central Florida's main campus is all within 6 miles of the mall's trade area.
- University film school, Orlando Tech and Florida A&M University College of Law are all located within the trade area of Orlando Fashion Square with nearly 70,000 students.
- The affluent neighborhood of Baldwin Park, one of Orlando's newest planned communities featuring 4,000 upscale homes, is a walkable 1/2 mile from center.

Trade Area Demographics



***Dark orange area indicates the trade area**

COMPETITION	GLA OF CENTER	DISTANCE FROM MALL
Winter Park Village	524,000 GLA	5 Miles
Mall at Millenia	1,200,000 GLA	9 Miles
The Florida Mall	1,834,732 GLA	10 Miles
Waterford Lakes Town Center	950,000 GLA	10 Miles
Altamonte Mall	1,200,000 GLA	11 Miles
West Oaks Mall	1,072,816 GLA	12 Miles
Oviedo Marketplace	950,000 GLA	13 Miles

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