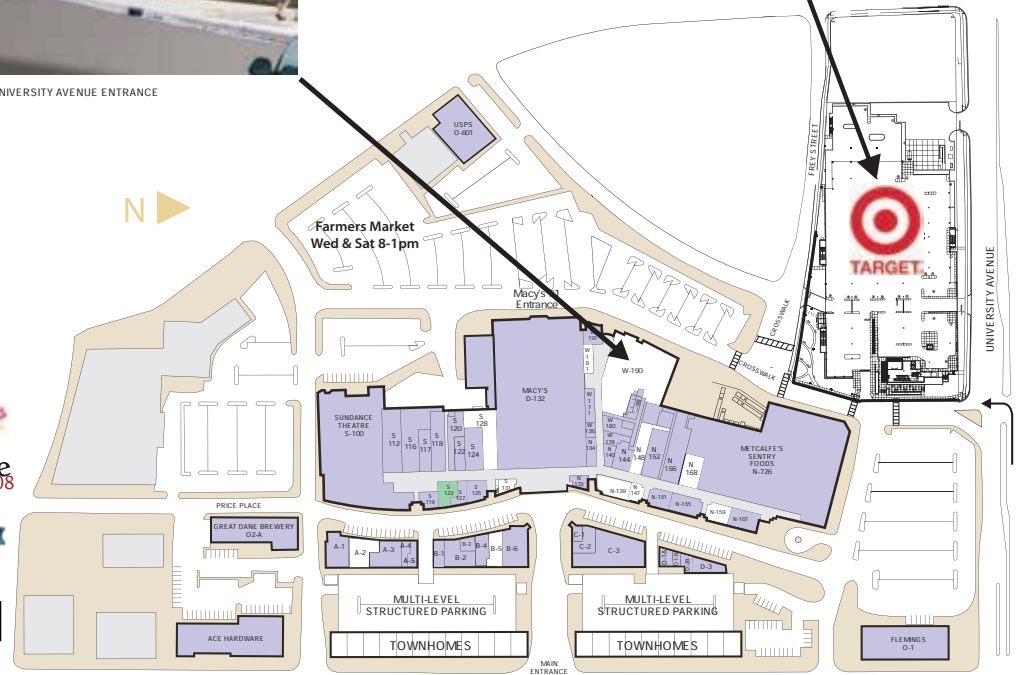




NEW RETAIL VIEW LOOKING SOUTH NEAR UNIVERSITY AVENUE ENTRANCE



NEW TARGET STORE VIEW FROM UNIVERSITY AVENUE



**TENANT LIST**

PLAN #	TENANT	DIMENSIONS	SQ. FT.
A-1	FLAT TOP GRILL	42X72	3,518
A-2	AVAILABLE FOR LEASE	76X67	4,572
A-3	SUSHI MURAMOTO	37X60	2,598
A-4	DAVID BACCO CHOCOLATES	20X60	1,051
A-5	GIGI'S CUPCAKES	20X59	1,380
B-1	CAFÉ PORTALBA	28X59	1,817
B-2	AVEDA	51X59 IRR	2,901
B-3	US CELLULAR WIRELESS	27X37 IRR	853
B-4	CITRINE LUXE	24X69	1,804
B-5	AVAILABLE FOR LEASE	39X79	2,973
B-6	THE NORTH FACE	41X74	4,473
C-1	L'OCCITANE	19X39	729
C-2	MOTHERHOOD MATERNITY	21X54IRR	1,481
C-3	ANTHROPOLOGIE	130X87IRR	10,500
D-1A	TITLE NINE	38X55IRR	2,000
D-1B	HOT MAMA	38X51IRR	2,229
D-2	GREAT CLIPS	32X30	868
D-3	PASQUALS	140X40IRR	4,430
N-134	PATTYCAKES	21X41	800
N-135	ULLA	29X32	798
N-139	AVAILABLE FOR LEASE	72X40IRR	2,614
N-140	FANNIE MAY CANDIES	25X40IRR	780
N-144	MORGAN'S SHOES	30X100	3,063
N-147	AVAILABLE FOR LEASE	29X40	1,079
N-148	AVAILABLE FOR LEASE	20X98	2,230
N-151	JAN BYCE DESIGNS	39X45	1,750
N-152	BATH & BODY WORKS	32X88	3,000
N-155	TERESE ZACHE DESIGNS	66X39	2,560
N-156	KIRKLAN'S HALLMARK	38X138	5,024
N-159	AVAILABLE FOR LEASE	47X40	1,882
N-167	VERIZON	61X40	2,546
N-168	AVAILABLE FOR LEASE	39X59	2,400
N-726A	METCALFE'S SENTRY FOODS	200X300	62,159
N-726B	METCALFE'S COFFEE	40X20	817
O-1	FLEMINGS STEAKHOUSE	62X125	7,600
O-2A	GREAT DANE PUB AND BREWERY	67X180	16,880
O-414	ACE HARDWARE	75X225	16,880
O-601	USPS		7,754
S-100	SUNDANCE CINEMA	65X237	28,292
S-112	UNIVERSITY BOOK STORE	52X162	18,480
S-116	PLAYTHINGS	35X130	5,218
S-117	PENDLETON WOOLEN MILLS	25X84	2,125
S-118	CHRISTOPHER AND BANKS	30X118	3,601
S-119	CORNBLOMS	40X52	1,997
S-120	HONG KONG WOK	29X57IRR	1,487
S-122	FANCY NAILS	22X64	1,406
S-123	CORNBLOMS EXPANSION	38X46IRR	1,703
S-124	SATARA HOME & BABY	35X77	3,135
S-125	DUMPLING HAUS	28X45	1,121
S-127	RUPERT CORNELIUS	42X46IRR	1,935
S-128	AVAILABLE FOR LEASE	55X122	4,857
S-131	AVAILABLE FOR LEASE	36X31IRR	937
D-132	MACY'S	180X300	159,718
W-136	WOLFF KUBLY	21X41	800
W-171	STONE FENCE	21X64	1,361
W-178	STRIDE RITE	25X50IRR	1,148
W-181	AVAILABLE FOR LEASE	22X67	1,471
W-180	NEW BALANCE	25X58	1,728
W-190	NEW RETAIL		10,152
W-191	QUINZO'S	33X43	1,336

TOTAL GLA (GLA INCLUDES LOWER SPACE NOT DETAILED HERE)

466,711

Disclaimer: All square footages and dimensions are approximate and should not be construed as a basis for determining the actual rentable area of each space.

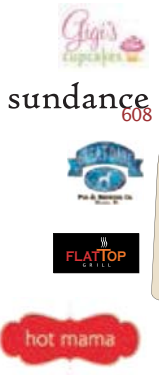
**AREA DEMOGRAPHICS**

MARKET SPECIFIC CRITERIA	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
CURRENT YEAR POPULATION	32,479	84,019	191,448
CURRENT YEAR HOUSEHOLDS	5,673	31,931	75,487
BUSINESS POPULATION	14,133	109,364	222,683
MEDIAN AGE	43.2 YEARS	36.5 YEARS	33.9 YEARS
EMPLOYMENT			
WHITE COLLAR	84.5%	78.9%	75.3%
BLUE COLLAR	15.5%	21.1%	24.7%
AVERAGE HH INCOME	\$85,676	\$80,148	\$72,234
RACE & ETHNICITY			
WHITE	79.6%	81.5%	80.2%
BLACK OR AFRICAN AMERICAN	3.1%	4.5%	7.1%
ASIAN PAC. ISL.	14.7%	11.1%	9.2%

Data Source: SitesUSA

HILDALE MALL - MADISON, WISCONSIN

- LEASED
- VACANT
- LEASE OUT



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