

Palm Coast Landing at Town Center

Palm Coast, FL



Center Highlights

Palm Coast is a new community situated approximately one hour south of Jacksonville. Much of Palm Coast's commercial activity is concentrated along Palm Coast Parkway, between I-95 and U.S. 1. That area includes almost all of the market's retail, numerous small office parks as well as all of the restaurants serving the market. This center will be opening in the Spring of 2008 and will be anchored by Super Target, T.J. Maxx, Ross Dress for Less, and Linens 'N Things.

Center Address: Belle Terre Pkwy & State Rd 100

City/State: Palm Coast, FL

Population: Trade Area – 79,182 people

Avg. Household Income: \$62,011

Traffic Counts: Belle Terre Pkwy & State Rd 100 - 59,852

Property Size: 222,611 sq. ft.

Latitude/Longitude: 29.477494 N, -81.218237 W

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Leasing Executive

Sheri Ross

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Property Manager

Mark P Schultz

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SITE SUMMARY

Building Area: 381,595sf



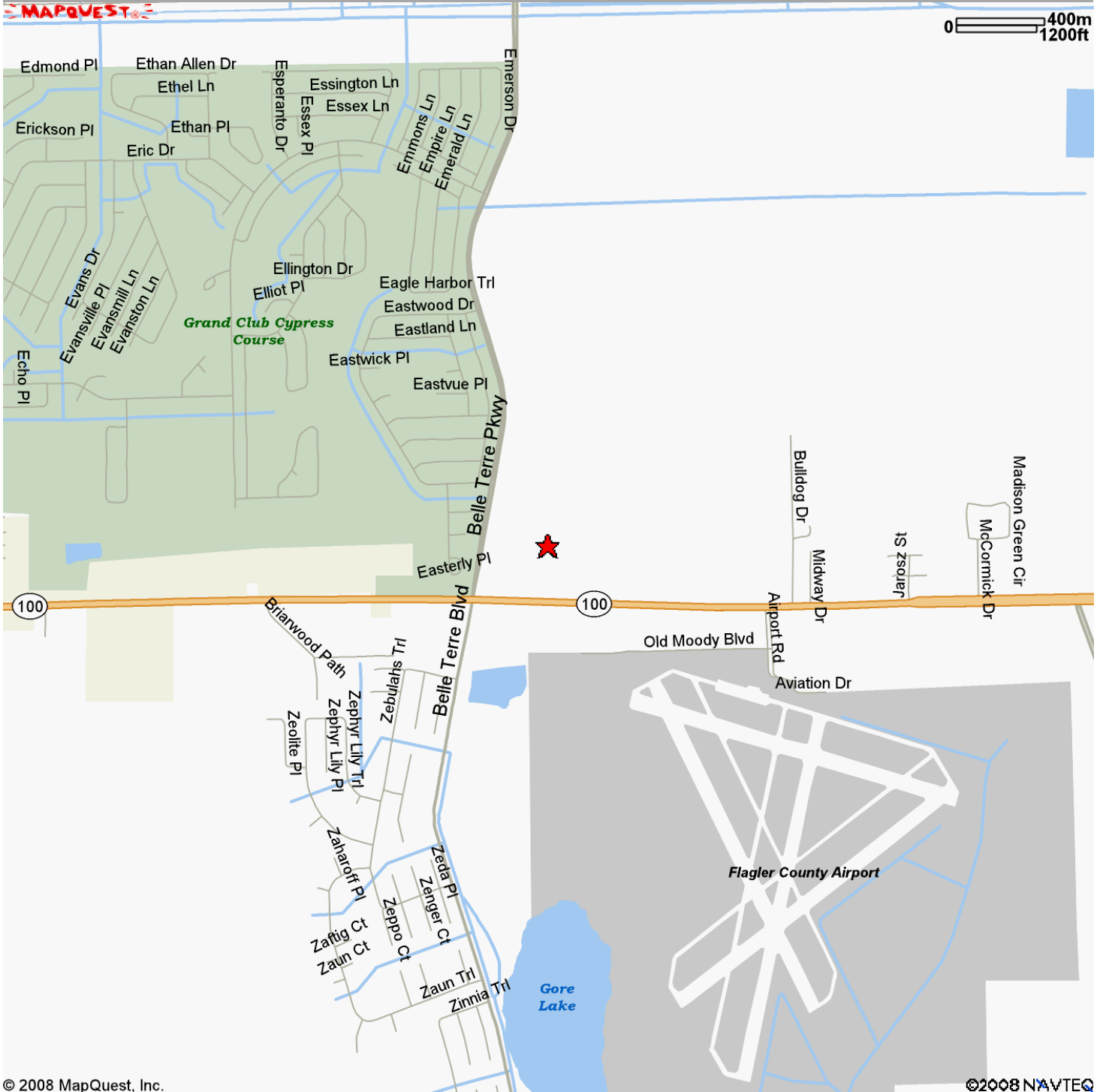
1. Super Target (Owned By Others)	179,476 sf	13. Shops E	6,960 sf	25. Panda Express	2,184 sf
2. Shops A	9,000 sf	14. Shops F	10,050 sf	26. First Community Credit Union	3,000 sf
3. Shops B	7,280 sf	15. Available	1,350 sf	27. Prosperity Bank	50,943 (Land) sf
4. Gamestop	1,600 sf	16. Nail Salon	1,200 sf	28. McDonalds	3,915 sf
5. Payless Shoes	2,800 sf	17. Available	1,200 sf	29. Available Outparcel 4	60,190 (Land) sf
6. Books-A-Million	15,500 sf	18. Botan Japanese Restaurant	3,900 sf	30. Available Outparcel 5	51,501 (Land) sf
7. Ross	27,689 sf	19. Shops G - Retail	12,800 sf	31. Available Outparcel 6	48,774 (Land) sf
8. Famous Footwear	6,960 sf	20. The Vitamin Shoppe	3,900 sf		
9. Michaels	17,040 sf	21. Available	2,340 sf		
10. TJ Maxx	26,000 sf	22. Mattress Giant	4,056 sf		
11. PetsMart	20,087 sf	23. Tropical Smoothie	1,404 sf		
12. Shops D	8,500 sf	24. Subway	1,404 sf		



Palm Coast Landing at Town Center

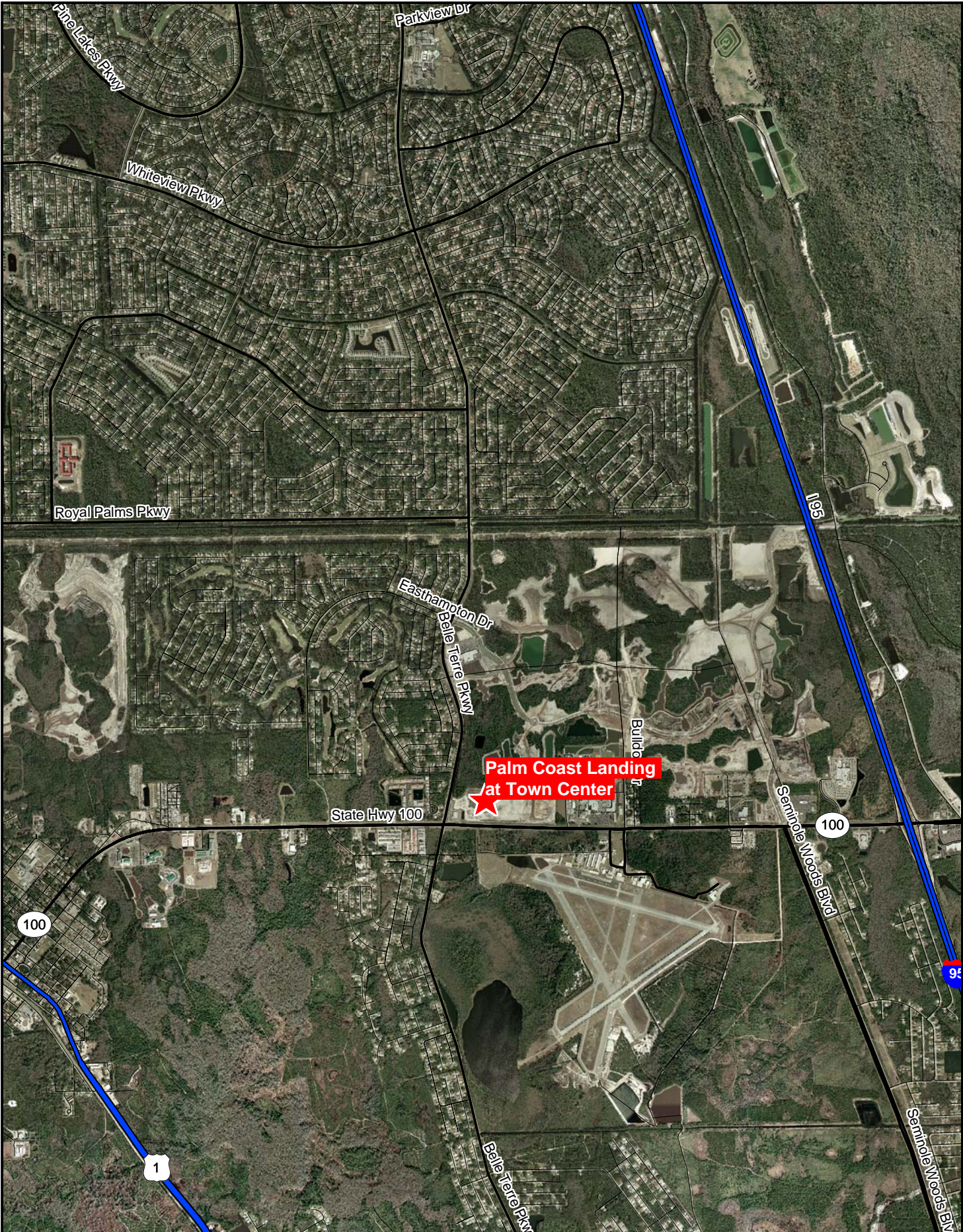
Palm Coast, FL

Center Map



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Palm Coast Landing at Town Center NEC State Rd 100 & Belle Terre Pkwy - Palm Coast, FL



Summary Report

Source: PopStats (2007 Q3)

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People-to-People. Coast-to-Coast.

Palm Coast Landing

SR 100 at Belle Terre Pkwy
Palm Coast, FL

Longitude: -81.218237

Latitude: 29.477494

**CUSTOM
BOUNDARY
125.62 SQ/MI**

POPULATION

2012 Population	98,217
2007 Population	79,182
2000 Population	44,130
% Population Change 2000-2007	79.43%
% Population Forecast 2007-2012	24.04%

RACE & ETHNICITY

% White	81.98%
% Black	9.86%
% Asian	1.35%
% Other	0.97%
% Hispanic	5.84%

AGE

Median Age	51.5
% Age < 18	16.92%
% Age 65+	32.29%

HOUSEHOLDS & HOUSING

Households	33,366
Average Household Size	2.37
Median Home Value	\$269,605
% Owner Occupied Housing	78.87%
% Renter Occupied Housing	15.24%
% Vacant Housing	5.89%

INCOME & EDUCATION

Median Household Income	\$49,929
Average Household Income	\$62,011
% College Graduates	27.76%

WORKPLACE & WORKERS

Workplace Establishments	1,850
Workplace Employees (FTE)	14,819
% White Collar	58.47%
% Blue Collar	41.53%

Summary Report

Source: PopStats (2007 Q3)

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

SR 100 at Belle Terre Pkwy
Palm Coast, FL

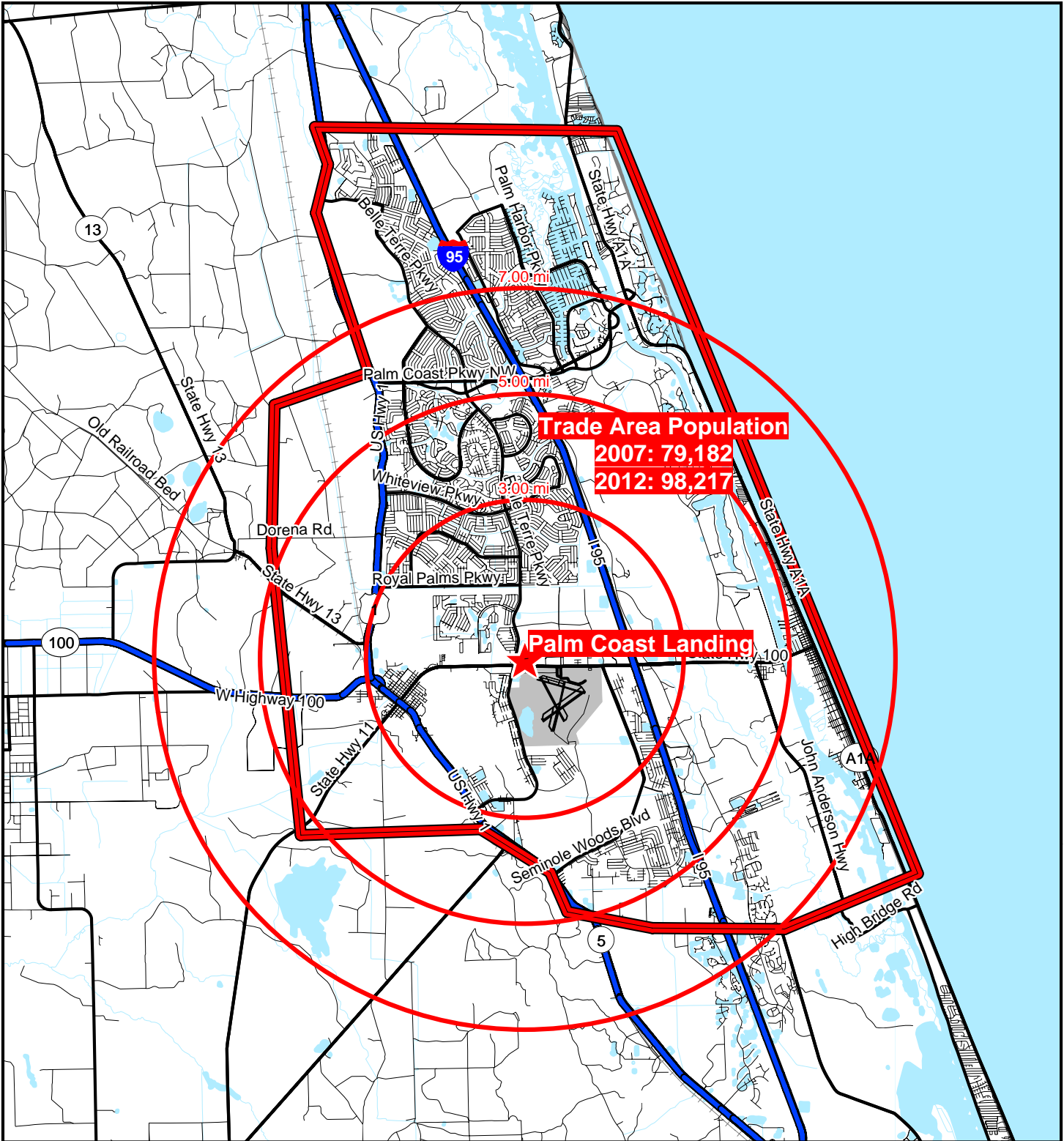
Longitude: -81.218237

Latitude: 29.477494

	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI	7 MILE RING 153.91 SQ/MI
POPULATION			
2012 Population	21,128	50,028	83,500
2007 Population	16,428	39,165	67,233
2000 Population	6,491	17,627	36,145
% Population Change 2000-2007	153.09%	122.19%	86.01%
% Population Forecast 2007-2012	28.61%	27.74%	24.19%
RACE & ETHNICITY			
% White	77.93%	78.76%	81.25%
% Black	14.18%	12.70%	10.51%
% Asian	1.27%	1.43%	1.33%
% Other	0.97%	1.01%	0.95%
% Hispanic	5.65%	6.10%	5.96%
AGE			
Median Age	45.1	48.5	50.4
% Age < 18	20.56%	18.62%	17.52%
% Age 65+	25.15%	29.20%	31.21%
HOUSEHOLDS & HOUSING			
Households	6,686	15,944	28,274
Average Household Size	2.46	2.46	2.38
Median Home Value	\$239,737	\$254,489	\$259,847
% Owner Occupied Housing	79.76%	79.76%	78.65%
% Renter Occupied Housing	16.05%	15.50%	15.61%
% Vacant Housing	4.19%	4.74%	5.74%
INCOME & EDUCATION			
Median Household Income	\$48,980	\$49,992	\$49,233
Average Household Income	\$58,323	\$60,328	\$61,049
% College Graduates	24.11%	26.06%	27.61%
WORKPLACE & WORKERS			
Workplace Establishments	626	845	1,834
Workplace Employees (FTE)	5,480	7,886	14,523
% White Collar	55.22%	57.82%	57.91%
% Blue Collar	44.78%	42.18%	42.09%

PALM COAST LANDING at TOWN CENTER

NEC SR 100 at Belle Terre Pkwy Palm Coast, FL



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Trade Area

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 People-to-People. Coast-to-Coast.



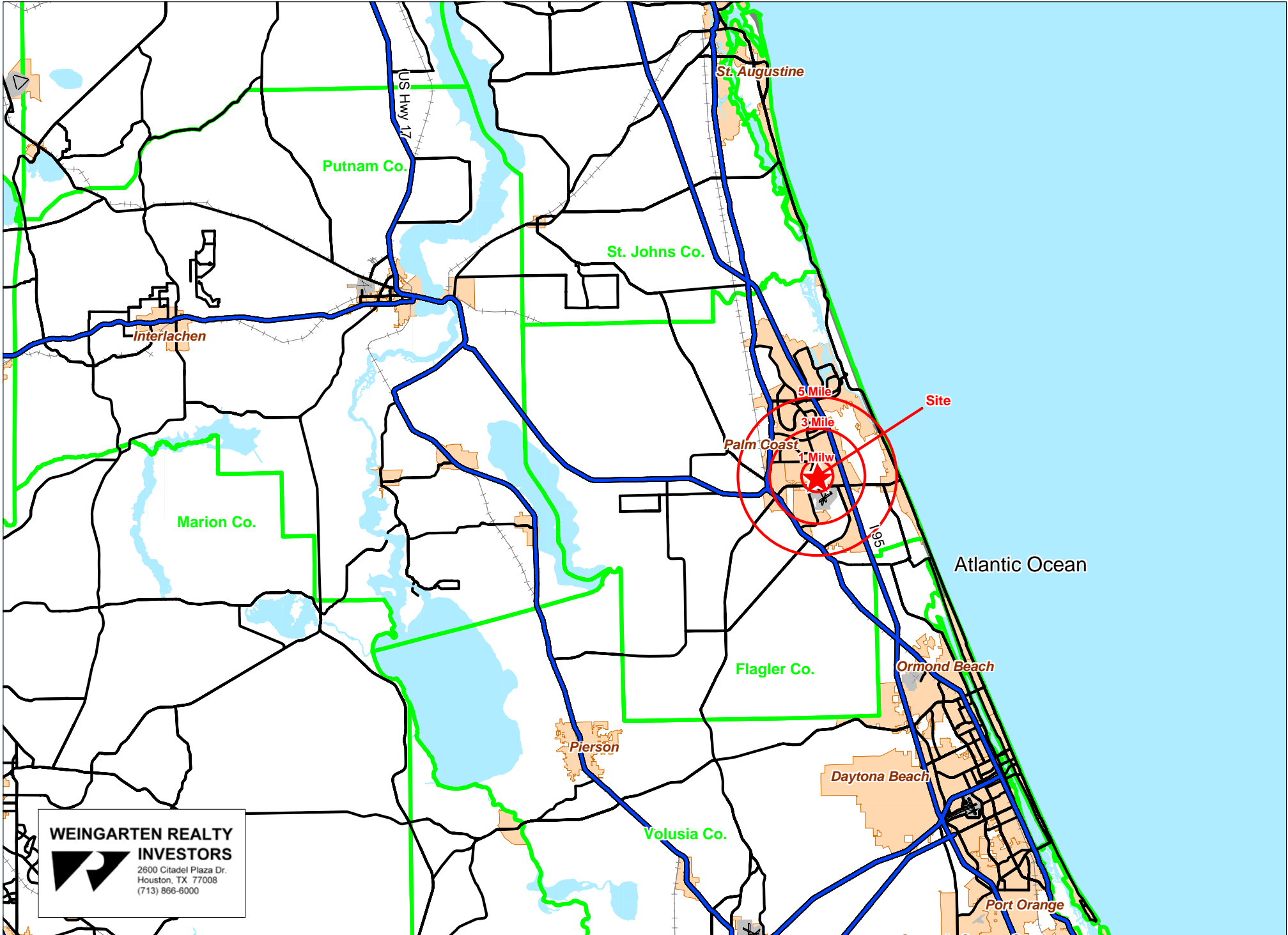


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Additional Information



**Palm Coast Landing at Town Center
NEC State Hwy 100 & Belle Terre Pkwy -Palm Coast, FL**



WEINGARTEN REALTY INVESTORS
2600 Citadel Plaza Dr.
Houston, TX 77008
(713) 866-6000

Palm Coast Landing at Town Center

Features and Benefits

NEC State Route 100/Belle Terre Parkway

Palm Coast, FL

- Palm Coast Landing will be situated within the Town Center at Palm Coast, a 1,600-acre **mixed-use development** located north of State Route 100, between Belle Terre Parkway and I-95. The Town Center project, which is in its early stages of development, will feature approximately 2,600 new dwelling units and a Publix-anchored neighborhood shopping center.
- Given the fact that the Town Center will feature a significant commercial/office component, including new municipal offices, it is projected to become the new **focal point of Palm Coast and Flagler County**.
- Numerous new residential developments planned for the area served by Palm Coast Landing are projected to add a cumulative **total of approximately 12,000 rooftops over the next several years**. This number is in addition to the projected residential build-out of the Town Center at Palm Coast.
- Approximately 32,500 people live within a 5-mile radius of Palm Coast Landing. This **population has grown almost 90% since 2000**. An annual growth rate of almost 15% is projected to yield a **2010-estimated population of 65,369**. The active and planned housing activity is expected to increase the 5-mile population to over 72,000 at build-out.
- Local planning department sources indicate that the current population of the City of Palm Coast is 64,485. That population is projected to increase to **87,000 by 2010 and 171,000 by 2025**.
- At present, all of the significant retail serving Palm Coast is concentrated along Palm Coast Parkway, between Florida Park Drive (just east of I-95) and U.S. Highway 1 (5.5 miles north). Retailers in this area include three conventional supermarkets, a WalMart Supercenter, Home Depot and Beall's.
- The Palm Coast market is generally **under-served by big box retail**, particularly soft goods and electronics.
- The retail component of the Palm Coast Town Center would total 435,000 square feet. Preliminary plans indicate that the cinema would be situated adjacent to the northern end of the shopping center.

PopStats Report

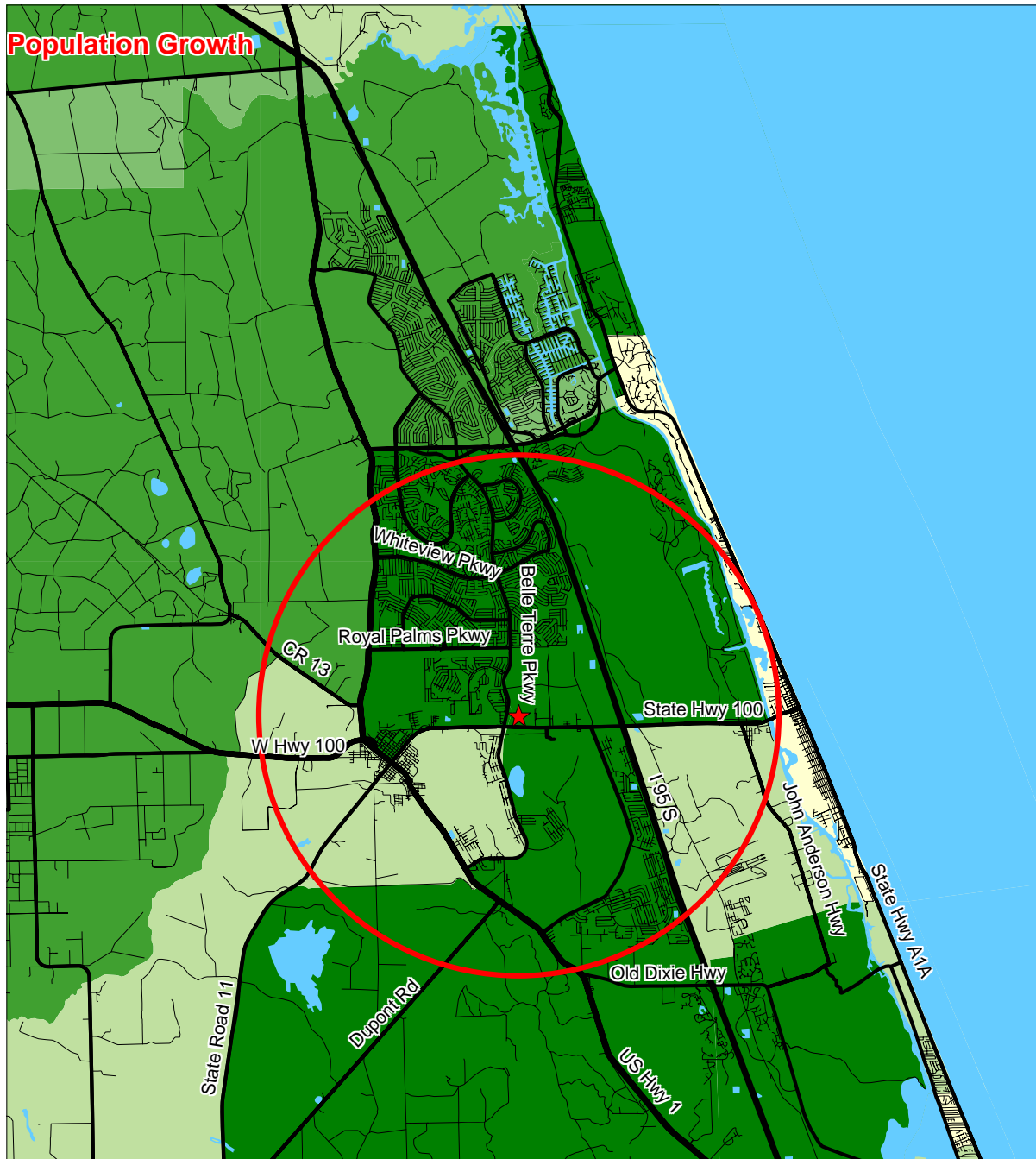


Site
 NEC SR 100 at Belle Terre Pkwy
 Palm Coast, FL

Coordinates Longitude: -81.218616
 Latitude: 29.474605

	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI	7 MILE RING 153.91 SQ/MI
Pop_Estimate_CrYr	15,063	34,148	53,865
Pop_Projection_5YrF	21,805	49,127	75,457
Population History			
Pop_Estimate_06Q2	14,442	33,003	52,466
Pop_Estimate_06Q1	14,052	32,141	51,176
Pop_Estimate_05Q4	13,428	31,037	49,835
Pop_Estimate_05Q3	12,797	29,911	48,431
Pop_Estimate_05Q2	12,325	29,001	47,304
Pop_Estimate_05Q1	11,799	27,990	46,037
Pop_Estimate_04Q4	11,247	26,952	44,865
Pop_Estimate_04Q3	10,807	26,103	43,734
Population_2000	6,318	16,489	30,475
Growth_Stability_Index	2.2	3.7	5.1
Pop Change 2000-CrYr	8,746	17,659	23,390
% Pop Change 2000-CrYr	138.4	107.1	76.8
Households			
HH_Estimate_CrYr	5,998	13,972	22,903
HH_Estimate_06Q2	5,749	13,509	22,337
HH_Estimate_06Q1	5,589	13,151	21,784
HH_Estimate_05Q4	5,339	12,706	21,239
HH_Estimate_05Q3	5,087	12,251	20,661
HH_Estimate_05Q2	4,897	11,882	20,205
HH_Estimate_05Q1	4,687	11,474	19,692
HH_Estimate_04Q4	4,462	11,048	19,223
HH_Estimate_04Q3	4,284	10,700	18,753
Income			
Median Hhld Income	\$46,572	\$47,430	\$46,827
Average Hhld Income	\$55,399	\$57,514	\$58,483

**Palm Coast Landing at Town Center
State Hwy 100 at Belle Terre Pkwy - Palm Coast, FL**



Population Growth

- Over 9%
- 6 to 9
- 3 to 6
- .5 to 3
- No Growth

★ Site

○ 5 Mile Ring



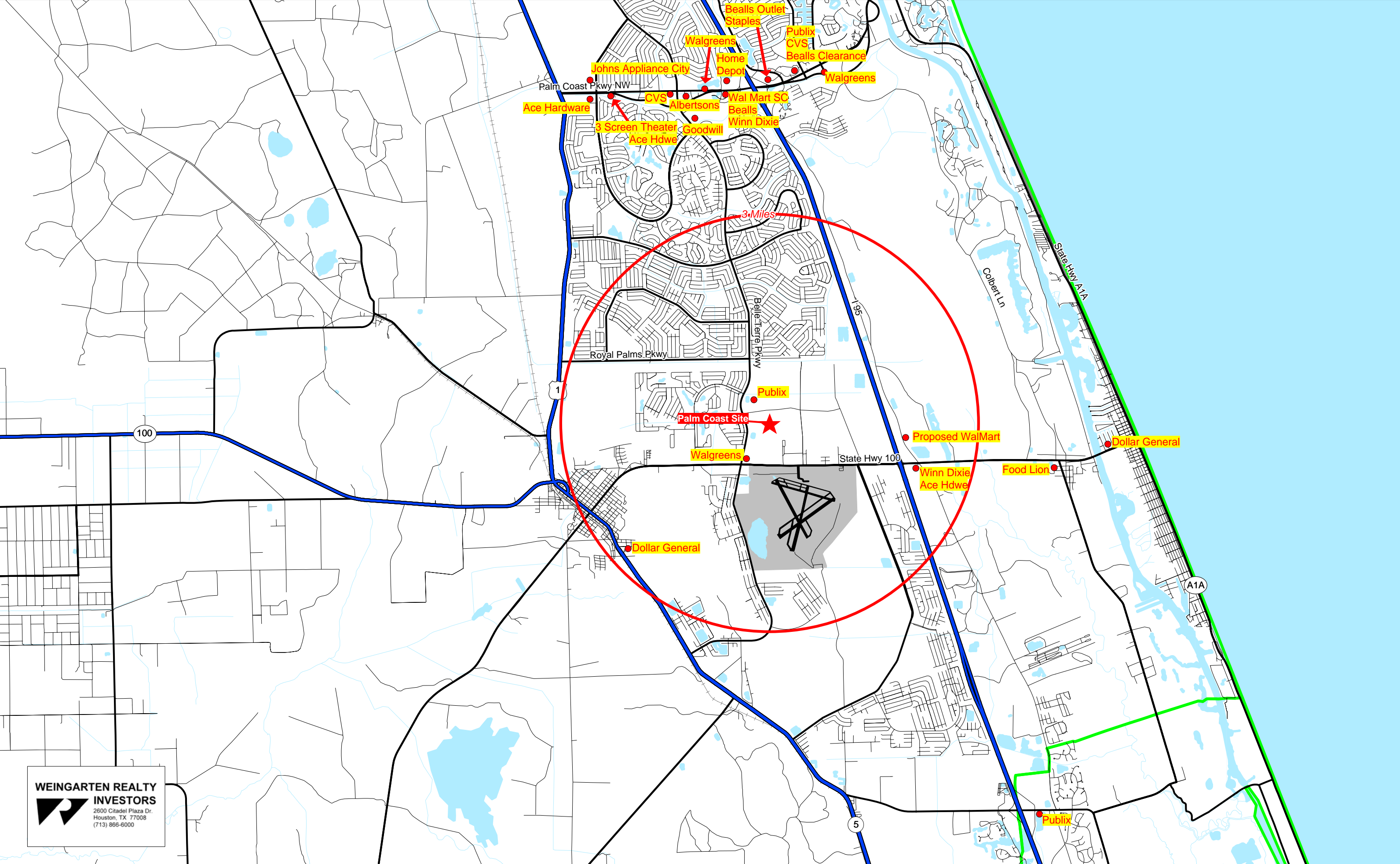
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INVESTORS

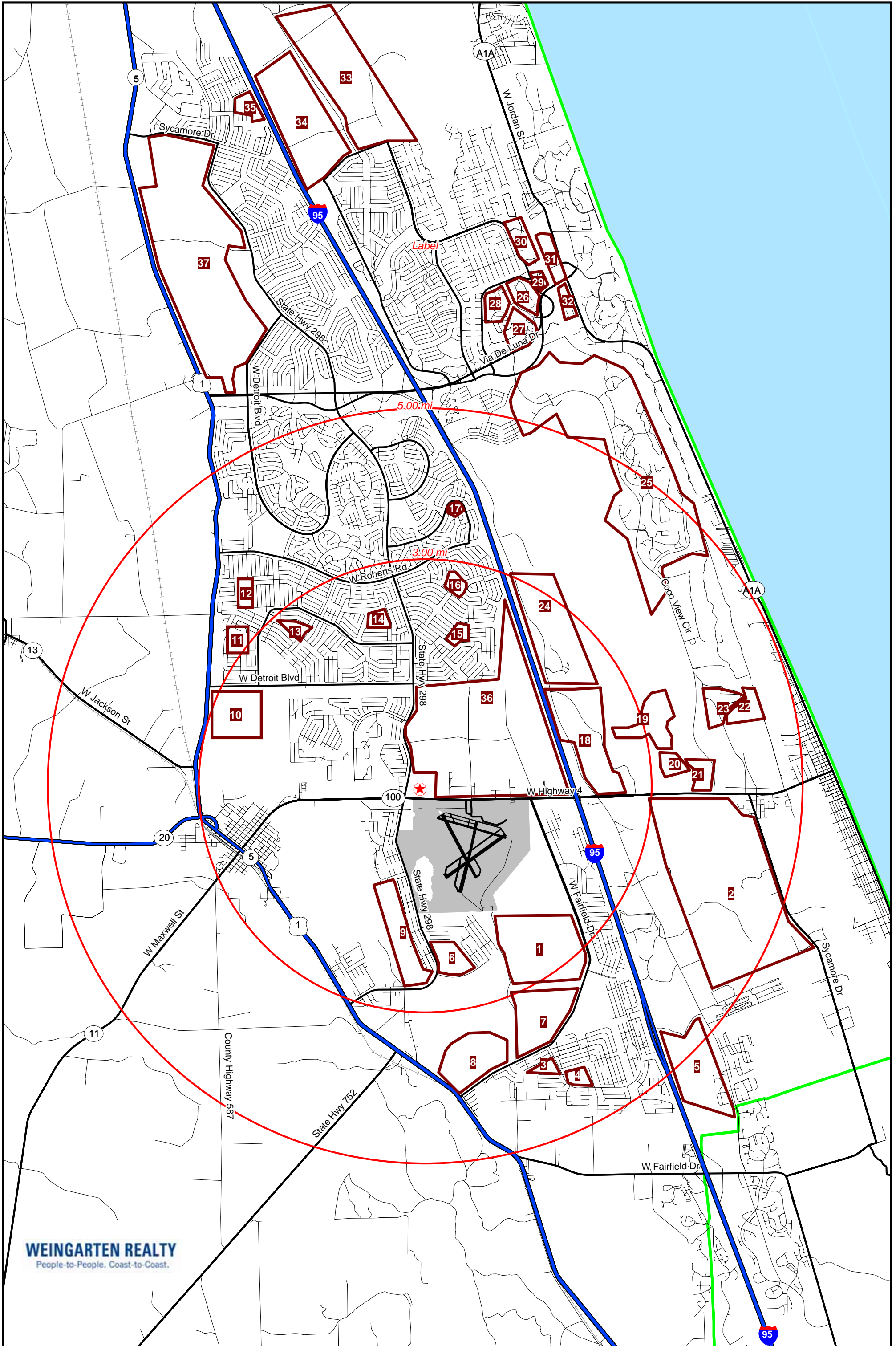
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NEC Palm Coast Hwy & Belle Terre Pkwy - Palm Coast, FL



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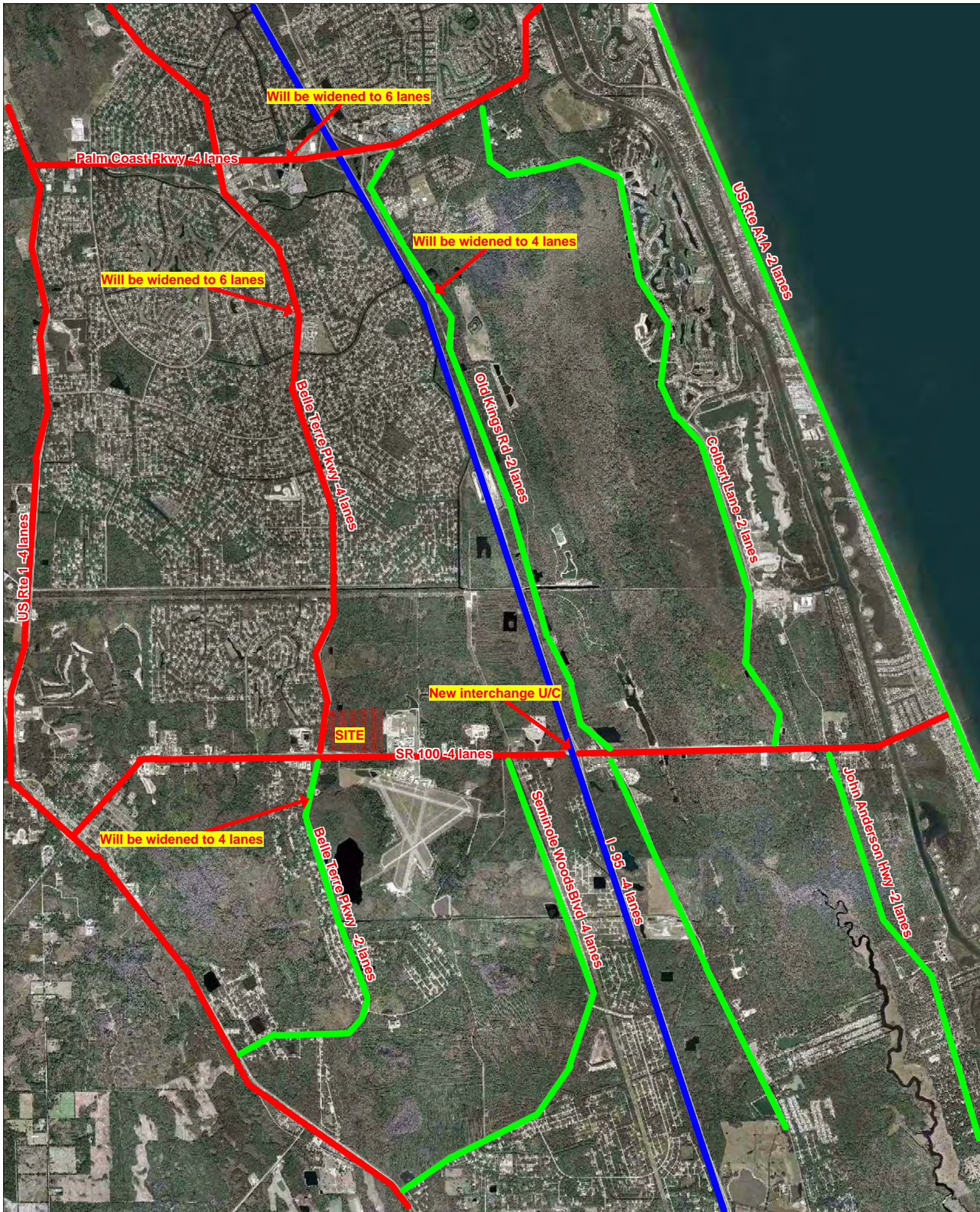
Active & Planned Housing Activity
Palm Coast Landing at Town Center
NEC State Hwy 100 & Belle Terre Pkwy - Palm Coast, FL



LARGE SCALE RESIDENTIAL DEVELOPMENTS -PALM COAST, FL



Palm Coast Transportation Network & Approved Road Improvement Projects



**Projected Trade Area
Palm Coast Landing at Town Center
NEC State Hwy 100 & Belle Terre Pkwy -Palm Coast, FL**

