



DELIVERING A PRIME LOCATION

ALAMANCE CROSSING
BURLINGTON, NORTH CAROLINA

CBL

ALAMANCE CROSSING

FACTS

Project Size	840,000 ± sq. ft.
Dillard's	125,000 ± sq. ft.
JCPenney	104,000 ± sq. ft.
Belk	96,000 ± sq. ft.
Hobby Lobby	52,200 ± sq. ft.
Barnes & Noble	26,800 ± sq. ft.
Carousel Cinema	16-Screen Facility
Small Shop GLA	170,000 ± sq. ft.
Peripheral Property	17 ± acres

ABOUT ALAMANCE CROSSING

Alamance Crossing is an open-air shopping, dining and entertainment destination in Burlington, NC. Alamance East opened in August 2007 and Alamance West is scheduled to open in 2010. It is strategically located along I-85/I-40 with excellent visibility and easy access for shoppers and tourists.

More than 110,000 cars per day travel this main thoroughfare between Greensboro to the west and Raleigh/Durham to the east. In addition to interstate access, the center is located at the highly travelled Huffman Mill Road interchange with a traffic count of 73,000 cars per day.





DEMOGRAPHIC SNAP-SHOT

Population Trends	Trade Area
2013 Projection	298,289
2008 Estimate	281,387
Projected Population Growth	
2008 - 2013	6.01%
Average HH Income	
2013 Projection	\$63,555
2008 Estimate	\$58,831
Income Distribution	
Over \$50,000	50.8%
Over \$35,000	67.0%
Median Age	
	40

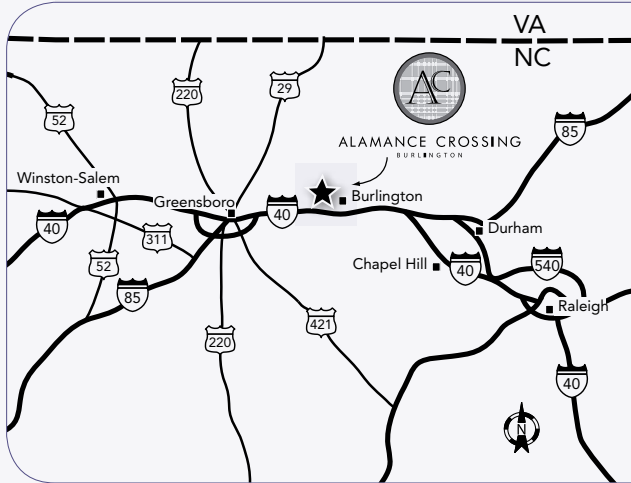
ABOUT THE TRADE AREA

Burlington, North Carolina is experiencing tremendous population growth with more than 275,000 people in the Alamance Crossing trade area with an average household income of \$56,000. Including the Alamance Burlington School System and two local universities, the total trade area boasts more than 57,000 students. Also available are at least five private schools and five charter schools.

Alamance Crossing is located in Alamance County, midway between the Piedmont Triad and the Research Triangle. It's within an hour drive of two international airports and the nations finest colleges and universities.

Single-family housing has steadily increased for the past three years. There have been 25,000 building lots approved that are being absorbed at a rate of 10% per year. This averages to approximately 2,500 homes built per year. This growth has recently accelerated with more than 11,000 permits issued in 2005 and 2006.

Home to almost 300 diversified industries, Alamance County has also long been a vibrant agricultural base with a \$39 million annual contribution to the economy.



Subject to Change. 12/09

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