



Gulf Coast Town Center Ft. Myers, FL

Location	I-75 at Exit 128
Anchors	Bass Pro Shops, Belk, Costco, JCPenney, Borders, Best Buy, Dick's Sporting Goods, LA Fitness, Marshalls, Regal Cinemas 16, Super Target and Staples
Size	1,242,240 square feet
Web Site	GulfCoastTownCenter.com

Mall Facts Gulf Coast Town Center offers a unique shopping destination featuring 19 anchors, a Courtyard by Marriott hotel and more than 100 specialty shops and restaurants in a lush, tropical village-like setting. Specialty shops include Babies R Us, Charlotte Russe, Bath & Body Works, Golf Galaxy, Ron Jon Surf Shop and The Cigar Bar.

New specialty stores include Cypress Beauty & Co., Dick's Sporting Goods, Mini's Puppy Boutique & Grooming, Profiles Salon + Spa and St. John Outlet.

Gulf Coast Town Center's "Main Street" layout offers shoppers casual and upscale dining experiences such as Aurelio's Pizza, Bar Louie, Blu Sushi, Calistoga Bakery Cafe, Carrabba's, Firepit Oven & Grill, Miller's Ale House, P.F. Chang's China Bistro, Red Robin Gourmet Burgers and Pincher's Crab Shack.

A major draw to the shopping center is the 130,000 square-foot Bass Pro Shops that overlooks a 24-acre lake that customers use to test-drive boats, fishing gear and outdoor recreational equipment.

Trade Area Facts Gulf Coast Town Center is located in Ft. Myers, in the high-growth corridor along busy I-75 between Ft. Myers and Naples.

Lee County is in the heart of one of Florida's most popular and affluent tourist areas hosting more than 5 million visitors each year. Local draws include the beautiful beaches, a vibrant downtown and numerous champion golf courses.

Only six miles from Gulf Coast Town Center, the new Boston Red Sox spring training facility will be ready to host spring training games in 2012 and will include a 9,999-seat Fenway replica ballpark.

Gulf Coast Town Center is poised to capture the upscale growth occurring within the primary trade area. Housing has been trending upwards each year for the past five years. The majority of growth has occurred in the exclusive subdivisions such as Miromar Lakes, Grandezza, Bella Terra and Pelican Landing with prices ranging from \$300,000 to more than \$4 million.

There are more than 24,000 students attending six colleges and universities within the trade area, including the new Florida Gulf Coast University adjacent to Gulf Coast Town Center with an enrollment exceeding 10,000 students and projected to be 15,000 in the next five years.

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Demographics

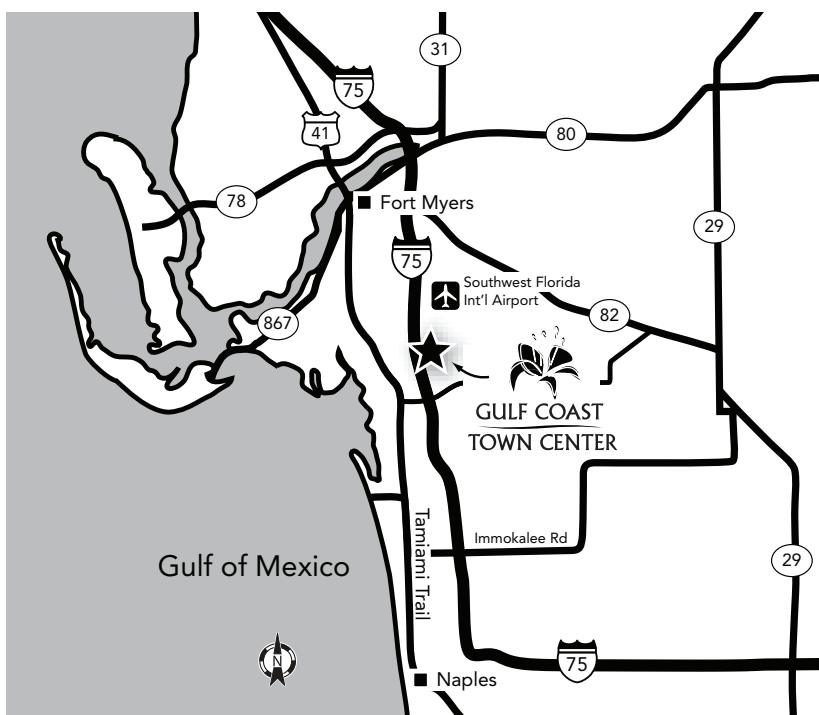
Population Trends	Primary Trade Area	Secondary Trade Area	Total Trade Area
2015 Projection	552,362	467,675	1,020,037
2010 Estimate	500,142	447,685	947,827
2000 Census	347,553	361,380	708,933
2010 - 2015 % Change	10.44%	4.47%	7.62%

Average Household Income	Primary Trade Area	Secondary Trade Area	Total Trade Area
2015 Projection	\$93,902	\$76,561	\$86,169
2010 Estimate	\$86,968	\$71,044	\$79,645
2010 - 2015 % Change	7.97%	7.77%	8.19%

Median Age	Primary Trade Area	Secondary Trade Area	Total Trade Area
2010 Estimate	44	43	44

Source: 2000 Census; Scan/US 2010/2015 Estimates

Location Map



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