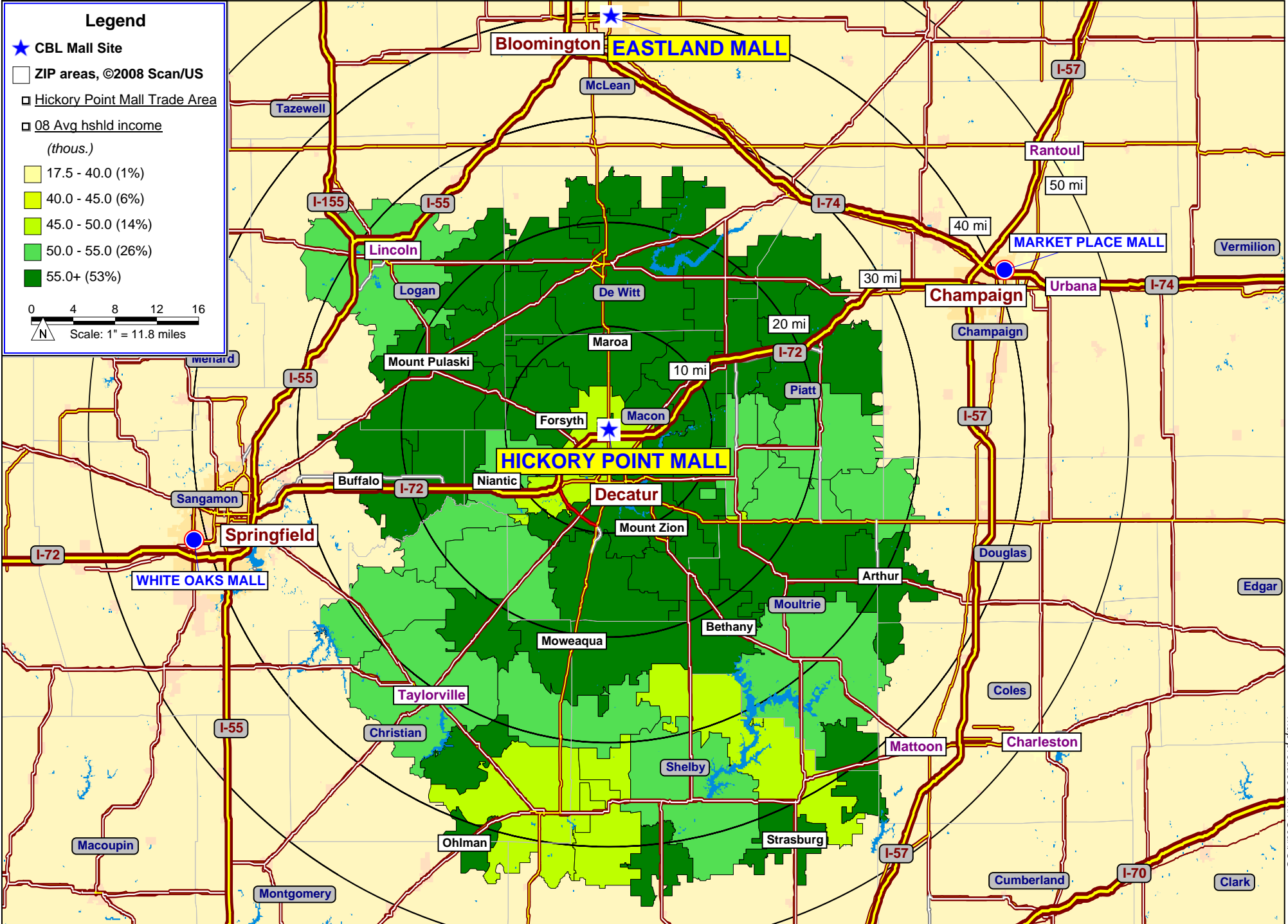


Map produced with Scan/US

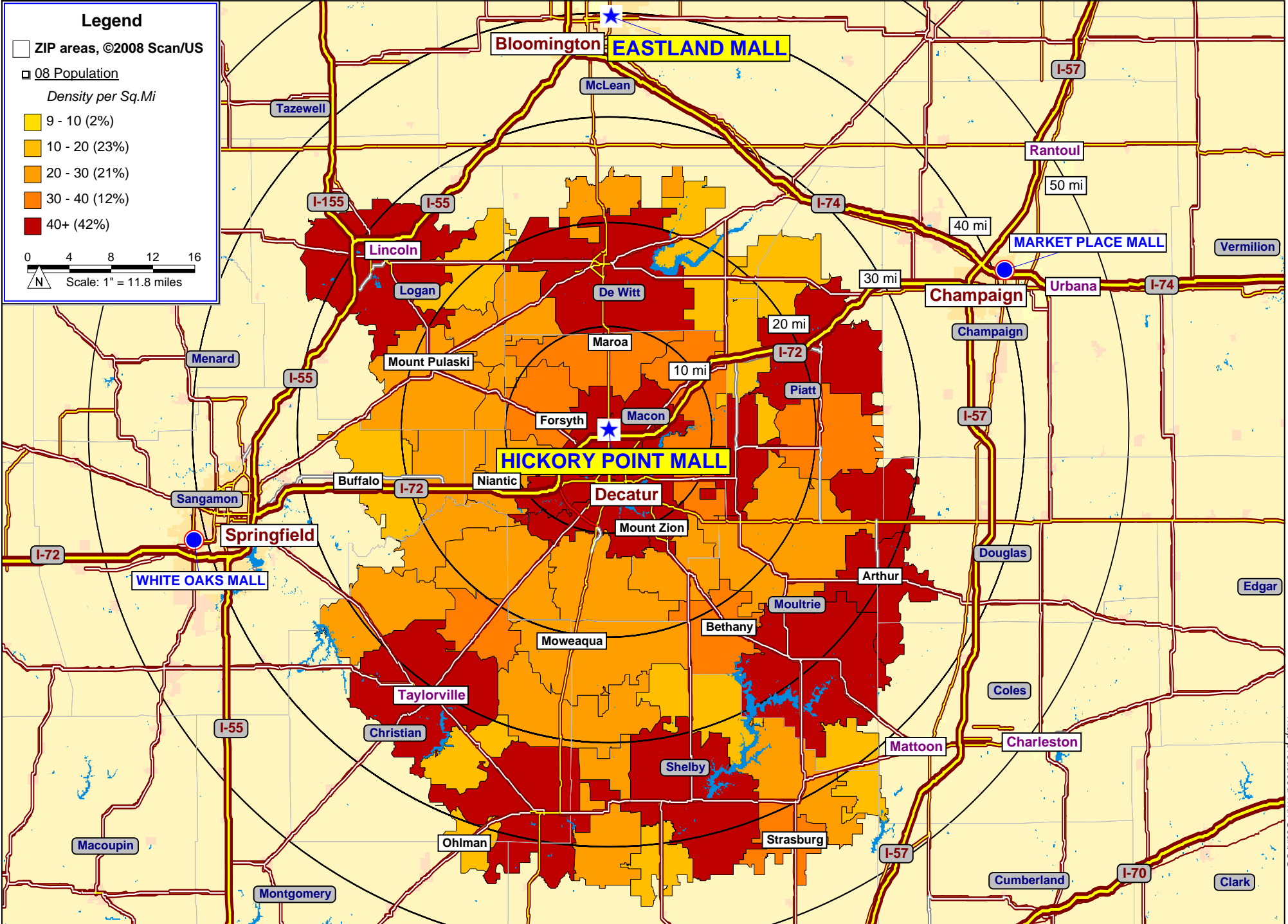
Hickory Point Mall- 2008 Avg household income



Decatur (Forsyth), IL

Map produced with Scan/US

Hickory Point Mall- 2008 Population Density



Decatur (Forsyth), IL

Map produced with Scan/US

CBL 2008 Custom Demographic Comparison

Hickory Point Mall- Decatur (Forsyth), IL
 Macon County (Lat/Log: 39.91764 / -88.95898)

CBL & Associates Properties, Inc.
 03/10/2009

	Primary Trade Area		Secondary Trade Area		Total Trade Area*	
Population Trends						
2013 Projection	104,574		114,698		219,272	
2008 Estimate	109,448		115,613		225,061	
2000 Census	118,007		116,466		234,473	
1990 Census	120,707		113,215		233,922	
2008 - 2013 % Change	-4.45%		-0.79%		-2.57%	
2000 - 2008 % Change	-7.25%		-0.73%		-4.01%	
1990 - 2000 % Change	-2.24%		2.87%		0.24%	
2008 Estimated Race						
White	88,978	81.30%	110,927	95.95%	199,905	88.82%
Black	16,392	14.98%	2,937	2.54%	19,329	8.59%
American Indian	4	0.00%	174	0.15%	178	0.08%
Asian/Pacific Islander	1,262	1.15%	463	0.40%	1,725	0.77%
Other Race/Multi-Racial	2,812	2.57%	62	0.05%	111	0.05%
Hispanic Population	1,408	1.29%	1,656	1.43%	3,064	1.36%
2008 Est. Population By Age						
< 5 Years	6,381	5.83%	6,823	5.90%	13,204	5.87%
5 - 9 Years	6,684	6.11%	6,569	5.68%	13,253	5.89%
10 - 14 Years	7,094	6.48%	6,942	6.00%	14,036	6.24%
15 - 19 Years	7,617	6.96%	7,736	6.69%	15,353	6.82%
20 - 24 Years	7,538	6.89%	7,941	6.87%	15,479	6.88%
25 - 34 Years	13,926	12.72%	15,576	13.47%	29,502	13.11%
35 - 44 Years	12,820	11.71%	14,470	12.52%	27,290	12.13%
45 - 54 Years	16,008	14.63%	16,908	14.62%	32,916	14.63%
55 - 64 Years	13,914	12.71%	13,370	11.56%	27,284	12.12%
65 - 74 Years	8,264	7.55%	9,223	7.98%	17,487	7.77%
75 - 84 Years	6,325	5.78%	6,615	5.72%	12,940	5.75%
85+ Years	2,877	2.63%	3,440	2.98%	6,317	2.81%
Median Age	39		39		39	
Average Household Income						
2013 Projection	\$60,728		\$63,025		\$61,871	
2008 Estimate	\$54,579		\$56,434		\$55,493	
2000 Census	\$48,706		\$46,568		\$47,674	
2008 - 2013 % Change	11.27%		11.68%		11.49%	
2000 - 2008 % Change	12.06%		21.19%		16.40%	
2008 Est. HH Income Distribution						
Under \$25,000	12,026	25.1%	10,467	22.5%	22,493	23.8%
\$25,000 - \$34,999	5,764	12.0%	5,765	12.4%	11,529	12.2%
\$35,000 - \$49,999	7,682	16.0%	8,246	17.7%	15,928	16.9%
\$50,000 - \$74,999	9,481	19.8%	10,255	22.0%	19,736	20.9%
\$75,000 - \$99,999	5,897	12.3%	5,761	12.4%	11,658	12.3%
\$100,000 and Over	7,044	14.7%	6,019	12.9%	13,063	13.8%
Total Over \$35,000	30,104	62.9%	30,281	65.1%	60,385	64.0%
Total Over \$50,000	22,422	46.8%	22,035	47.4%	44,457	47.1%
Total Over \$75,000	12,941	27.0%	11,780	25.3%	24,721	26.2%
Total Over \$100,000	7,044	14.7%	6,019	12.9%	13,063	13.8%

*Total Trade Area = Primary Trade Area + Secondary Trade Area

SiteFacts® Comparison: 2008

Hickory Point Mall– Decatur (Forsyth), IL
Macon County (Lat/Log: 39.91764 / -88.95898)

CBL & Associates Properties, Inc.

03/10/2009

		Primary Trade Area		Secondary Trade Area		Total Trade Area	
Population	2008	109,448		115,613		225,061	
Trends:	2013	104,574		114,698		219,272	
	2000	118,007		116,466		234,473	
	1990	120,707		113,215		233,922	
Race & Ethnicity:	White	88,978	81.3%	110,927	95.9%	199,905	88.8%
	Black	16,392	15.0%	2,937	2.5%	19,329	8.6%
	American Indian	4	0.0%	174	0.2%	178	0.1%
	Asian	1,213	1.1%	401	0.3%	1,614	0.7%
	Pacific Islander	49	0.0%	62	0.1%	111	0.0%
	Other/Multi-Racial	2,812	2.6%	1,112	1.0%	3,924	1.7%
Hispanic Population:		1,408	1.3%	1,656	1.4%	3,064	1.4%
Gender:	Male	51,978	47.5%	57,605	49.8%	109,583	48.7%
	Female	57,470	52.5%	58,008	50.2%	115,478	51.3%
Median Age		39.2		39.3		39.3	
Education:	Population, 25+	74,134	67.7%	79,602	68.9%	153,736	68.3%
	No HS Diploma	9,179	12.4%	13,928	17.5%	23,107	15.0%
	HS Graduate	28,474	38.4%	32,933	41.4%	61,407	39.9%
	College, No Degree	16,235	21.9%	16,686	21.0%	32,921	21.4%
	College, Associate Degree	4,152	5.6%	4,717	5.9%	8,869	5.8%
	College Degree	10,059	13.6%	7,829	9.8%	17,888	11.6%
	Graduate/Professional Degree	6,035	8.1%	3,509	4.4%	9,544	6.2%
Household	Total Households	47,894		46,513		94,407	
Income	\$0 - \$24,999	12,026	25.1%	10,467	22.5%	22,493	23.8%
	\$25,000 - \$49,999	13,446	28.1%	14,011	30.1%	27,457	29.1%
	\$50,000 - \$74,999	9,481	19.8%	10,255	22.0%	19,736	20.9%
	\$75,000 - \$99,999	5,897	12.3%	5,761	12.4%	11,658	12.3%
	\$100,000 +	7,044	14.7%	6,019	12.9%	13,063	13.8%
Average HH Income :		\$54,579		\$56,434		\$55,493	
Median HH Income :		\$47,167		\$47,712		\$47,435	
Average HH Size :		2.2		2.3		2.3	
Annual Expenditures (\$000):		\$2,173,358.0		\$2,158,861.8		\$4,332,219.8	
	Housing Related	\$738,627.0	34.0%	\$733,593.6	34.0%	\$1,472,220.5	34.0%
	Transportation Related	\$384,571.6	17.7%	\$384,590.5	17.8%	\$769,162.1	17.8%
	Food At Home	\$152,123.9	7.0%	\$152,232.6	7.1%	\$304,356.5	7.0%
	Food At Restaurants	\$121,238.3	5.6%	\$121,009.0	5.6%	\$242,247.3	5.6%
	Life Insurance & Pensions	\$240,273.0	11.1%	\$235,867.9	10.9%	\$476,140.9	11.0%
	Entertainment	\$104,673.6	4.8%	\$103,270.7	4.8%	\$207,944.3	4.8%
	Healthcare	\$123,962.4	5.7%	\$124,875.2	5.8%	\$248,837.6	5.7%
	Apparel & Related Services	\$85,213.2	3.9%	\$84,429.1	3.9%	\$169,642.3	3.9%
	Other Expenditures	\$222,675.2	10.2%	\$218,993.1	10.1%	\$441,668.3	10.2%
Annual Expenditures/HH:		\$45,379		\$46,414		\$45,889	
Daytime	Establishments	4,605		5,093		9,698	
Population	Industrial	740	16.1%	816	16.0%	1,556	16.0%
	Manufacturing	161	3.5%	151	3.0%	312	3.2%
	Commercial	1,644	35.7%	1,661	32.6%	3,305	34.1%
	Office	1,203	26.1%	1,088	21.4%	2,291	23.6%
	Other	776	16.9%	1,156	22.7%	1,932	19.9%
Total Employees:		67,699		47,750		115,449	



Hickory Point Mall– Decatur (Forsyth), IL

Macon County (Lat/Log: 39.91764 / -88.95898)

Zip areas, ©2008 Scan/Us

Demographic Summary

	Primary Trade Area	Secondary Trade Area	Total Trade Area*		
Population Trends					
2013 Projection	104,574	114,698	219,272		
2008 Estimate	109,448	115,613	225,061		
2000 Census	118,007	116,466	234,473		
1990 Census	120,707	113,215	233,922		
2008 - 2013 % Change	-4.45%	-0.79%	-2.57%		
2000 - 2008 % Change	-7.25%	-0.73%	-4.01%		
1990 - 2000 % Change	-2.24%	2.87%	0.24%		
					Total Trade Area*
					2013 Projections
2008 Population	109,448	115,613	225,061		219,272
Estimated Race					
White	88,978 81.3%	110,927 95.9%	199,905 88.8%	192,861 88.0%	
Black	16,392 15.0%	2,937 2.5%	19,329 8.6%	19,548 8.9%	
Am. Indian	4 0.0%	174 0.2%	178 0.1%	159 0.1%	
Asian	1,213 1.1%	401 0.3%	1,614 0.7%	1,982 0.9%	
Pacific Islander	49 0.0%	62 0.1%	111 0.0%	147 0.1%	
Other/Multi-Racial	2,812 2.6%	1,112 1.0%	3,924 1.7%	4,575 2.1%	
Hispanic Population	1,408 1.3%	1,656 1.4%	3,064 1.4%	3,539 1.6%	
Gender					
Male	51,978 47.5%	57,605 49.8%	109,583 48.7%	106,957 48.8%	
Female	57,470 52.5%	58,008 50.2%	115,478 51.3%	112,315 51.2%	
Median Age					
Male	39.2	39.3	39.3	39.8	
Female	38.0	37.5	37.7	38.3	
	40.4	41.3	40.9	41.4	
2008 Total Households					
	47,894	46,513	94,407		95,440
Households by Income Level					
< -\$9,999	4,052 8.5%	3,031 6.5%	7,083 7.5%	6,407 6.7%	
\$10,000-\$14,999	2,409 5.0%	2,125 4.6%	4,534 4.8%	4,091 4.3%	
\$15,000-\$19,999	2,818 5.9%	2,618 5.6%	5,436 5.8%	5,123 5.4%	
\$20,000-\$24,999	2,747 5.7%	2,693 5.8%	5,440 5.8%	4,205 4.4%	
\$25,000-\$29,999	2,759 5.8%	2,671 5.7%	5,430 5.8%	4,995 5.2%	
\$30,000-\$34,999	3,005 6.3%	3,094 6.7%	6,099 6.5%	5,374 5.6%	
\$35,000-\$39,999	2,556 5.3%	2,792 6.0%	5,348 5.7%	5,548 5.8%	
\$40,000-\$49,999	5,126 10.7%	5,454 11.7%	10,580 11.2%	9,589 10.0%	
\$50,000-\$59,999	4,135 8.6%	4,517 9.7%	8,652 9.2%	9,612 10.1%	
\$60,000-\$74,999	5,346 11.2%	5,738 12.3%	11,084 11.7%	10,422 10.9%	
\$75,000-\$99,999	5,897 12.3%	5,761 12.4%	11,658 12.3%	12,806 13.4%	
\$100,000-\$124,999	3,150 6.6%	2,807 6.0%	5,957 6.3%	7,236 7.6%	
\$125,000-\$149,999	1,565 3.3%	1,380 3.0%	2,945 3.1%	4,110 4.3%	
\$150,000-\$199,999	1,220 2.5%	977 2.1%	2,197 2.3%	3,298 3.5%	
\$200,000-\$249,000	369 0.8%	230 0.5%	599 0.6%	959 1.0%	
\$250,000+	740 1.5%	625 1.3%	1,365 1.4%	1,665 1.7%	
Average HH Income	\$54,579	\$56,434	\$55,493	\$61,871	
Median HH Income	\$47,167	\$47,712	\$47,435	\$52,430	
Average HH Size	2.2	2.3	2.3	2.2	
Average Family Size	2.8	2.8	2.8	2.8	
Total Housing Units					
Vacant	53,582	50,245	103,827	106,244	
Owned	5,688 10.6%	3,732 7.4%	9,420 9.1%	10,804 10.2%	
Rental	34,128 63.7%	35,275 70.2%	69,403 66.8%	69,895 65.8%	
	13,766 25.7%	11,238 22.4%	25,004 24.1%	25,545 24.0%	

*Total Trade Area = Primary Trade Area + Secondary Trade Area