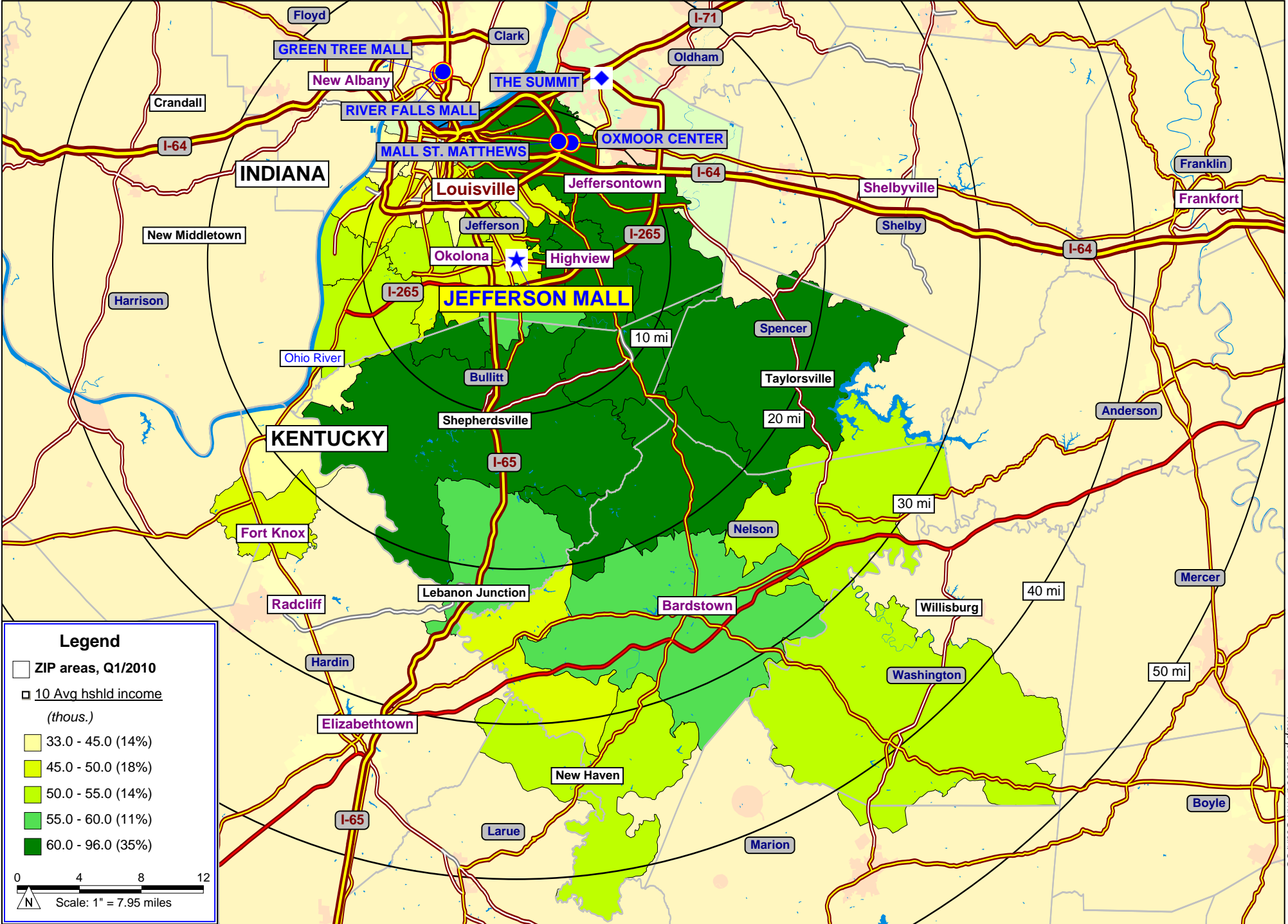


Legend

- ★ CBL Mall Site
- Shopping Centers >750K
- ◆ Shopping Centers 300-750K
- U.S. Interstates
- Highway
- Counties
- ZIP areas, Q1/2010
- Jefferson Mall Trade Area
- Primary Trade Area
- Secondary Trade Area

0 4 8 12
 Scale: 1" = 7.95 miles

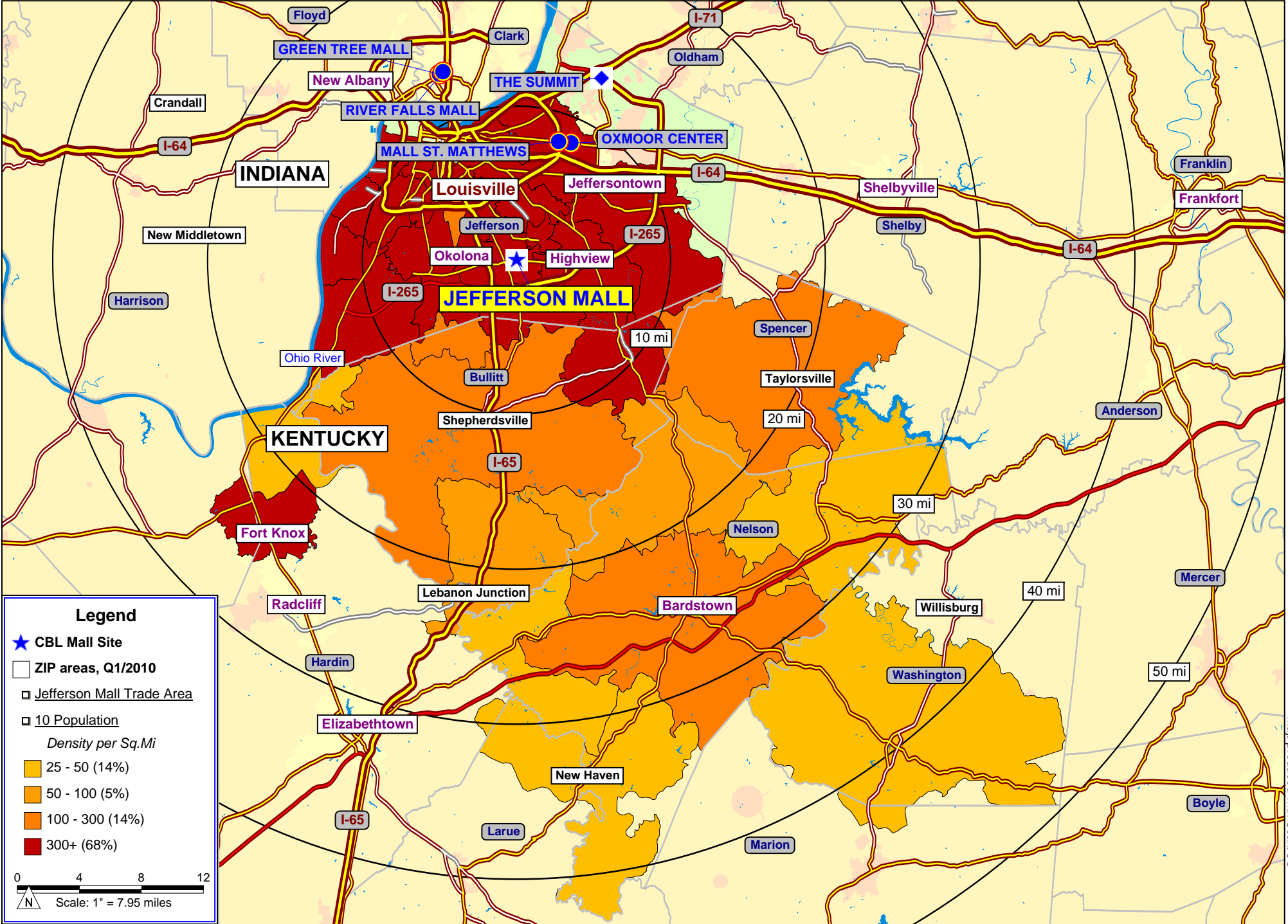
Map produced with Scan/US



Legend

- ZIP areas, Q1/2010
- 10 Avg hshld income (thous.)
- 33.0 - 45.0 (14%)
- 45.0 - 50.0 (18%)
- 50.0 - 55.0 (14%)
- 55.0 - 60.0 (11%)
- 60.0 - 96.0 (35%)

0 4 8 12
 N Scale: 1" = 7.95 miles



CBL 2010 Custom Demographic Comparison

Jefferson Mall- Louisville, KY

CBL & Associates Properties, Inc.

Jefferson County (Lat/Log: 38.13971 / -85.67266)

09/23/2010

Zip areas, ©2010 Scan/Us

	Primary Trade Area		Secondary Trade Area		Total Trade Area*	
Population Trends						
2015 Projection	407,503		348,682		756,185	
2010 Estimate	383,473		343,060		726,533	
2000 Census	343,580		344,961		688,541	
1990 Census	316,571		348,600		665,171	
2010 - 2015 % Change	6.27%		1.64%		4.08%	
2000 - 2010 % Change	11.61%		-0.55%		5.52%	
1990 - 2000 % Change	8.53%		-1.04%		3.51%	
2010 Estimated Race						
White	328,745	85.73%	256,063	74.64%	584,808	80.49%
Black	41,359	10.79%	76,047	22.17%	117,406	16.16%
American Indian	1,525	0.40%	1,036	0.30%	2,561	0.35%
Asian/Pacific Islander	6,433	1.68%	5,267	1.54%	11,700	1.61%
Other Race/Multi-Racial	5,411	1.41%	275	0.08%	561	0.08%
Hispanic Population	13,205	3.44%	9,904	2.89%	23,109	3.18%
2010 Est. Population By Age						
< 5 Years	26,328	6.87%	22,363	6.52%	48,691	6.70%
5 - 9 Years	25,659	6.69%	21,739	6.34%	47,398	6.52%
10 - 14 Years	25,649	6.69%	21,145	6.16%	46,794	6.44%
15 - 19 Years	24,881	6.49%	22,273	6.49%	47,154	6.49%
20 - 24 Years	23,444	6.11%	23,617	6.88%	47,061	6.48%
25 - 34 Years	50,487	13.17%	45,064	13.14%	95,551	13.15%
35 - 44 Years	52,996	13.82%	44,138	12.87%	97,134	13.37%
45 - 54 Years	56,322	14.69%	49,196	14.34%	105,518	14.52%
55 - 64 Years	49,445	12.89%	40,103	11.69%	89,548	12.33%
65 - 74 Years	28,446	7.42%	26,317	7.67%	54,763	7.54%
75 - 84 Years	14,448	3.77%	17,947	5.23%	32,395	4.46%
85+ Years	5,368	1.40%	9,158	2.67%	14,526	2.00%
Median Age	38		39		38	
Average Household Income						
2015 Projection	\$60,995		\$63,246		\$62,067	
2010 Estimate	\$57,351		\$60,279		\$58,780	
2000 Census	\$49,064		\$51,260		\$50,201	
2010 - 2015 % Change	6.35%		4.92%		5.59%	
2000 - 2010 % Change	16.89%		17.59%		17.09%	
2010 Est. HH Income Distribution						
Under \$25,000	34,822	23.2%	41,782	29.2%	76,604	26.1%
\$25,000 - \$34,999	17,981	12.0%	17,864	12.5%	35,845	12.2%
\$35,000 - \$49,999	26,454	17.6%	22,818	15.9%	49,272	16.8%
\$50,000 - \$74,999	32,828	21.9%	25,133	17.6%	57,961	19.8%
\$75,000 - \$99,999	20,141	13.4%	15,421	10.8%	35,562	12.1%
\$100,000 and Over	17,944	11.9%	20,087	14.0%	38,031	13.0%
Total Over \$35,000	97,367	64.8%	83,459	58.3%	180,826	61.7%
Total Over \$50,000	70,913	47.2%	60,641	42.4%	131,554	44.9%
Total Over \$75,000	38,085	25.4%	35,508	24.8%	73,593	25.1%
Total Over \$100,000	17,944	11.9%	20,087	14.0%	38,031	13.0%

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

SiteFacts® Comparison: 2010

Jefferson Mall- Louisville, KY

CBL & Associates Properties, Inc.

Jefferson County (Lat/Log: 38.13971 / -85.67266)

09/23/2010

Zip areas, ©2010 Scan/Us

		Primary Trade Area		Secondary Trade Area		Total Trade Area	
Population	2010	383,473		343,060		726,533	
Trends:	2015	407,503		348,682		756,185	
	2000	343,580		344,961		688,541	
	1990	316,571		348,600		665,171	
Race & Ethnicity:	White	328,745	85.7%	256,063	74.6%	584,808	80.5%
	Black	41,359	10.8%	76,047	22.2%	117,406	16.2%
	American Indian	1,525	0.4%	1,036	0.3%	2,561	0.4%
	Asian	6,147	1.6%	4,992	1.5%	11,139	1.5%
	Pacific Islander	286	0.1%	275	0.1%	561	0.1%
	Other/Multi-Racial	5,411	1.4%	4,647	1.4%	10,058	1.4%
Hispanic Population:		13,205	3.4%	9,904	2.9%	23,109	3.2%
Gender:	Male	187,253	48.8%	164,542	48.0%	351,795	48.4%
	Female	196,220	51.2%	178,518	52.0%	374,738	51.6%
Median Age		37.9		39.0		38.4	
Education:	Population, 25+	257,512	67.2%	231,923	67.6%	489,435	67.4%
	No HS Diploma	33,341	12.9%	29,119	12.6%	62,460	12.8%
	HS Graduate	98,221	38.1%	70,773	30.5%	168,994	34.5%
	College, No Degree	58,733	22.8%	50,098	21.6%	108,831	22.2%
	College, Associate Degree	21,652	8.4%	16,324	7.0%	37,976	7.8%
	College Degree	29,007	11.3%	38,126	16.4%	67,133	13.7%
	Graduate/Professional Degree	16,558	6.4%	27,483	11.9%	44,041	9.0%
Household	Total Households	150,170		143,105		293,275	
Income	\$0 - \$24,999	34,822	23.2%	41,782	29.2%	76,604	26.1%
	\$25,000 - \$49,999	44,435	29.6%	40,682	28.4%	85,117	29.0%
	\$50,000 - \$74,999	32,828	21.9%	25,133	17.6%	57,961	19.8%
	\$75,000 - \$99,999	20,141	13.4%	15,421	10.8%	35,562	12.1%
	\$100,000 +	17,944	11.9%	20,087	14.0%	38,031	13.0%
Average HH Income :		\$57,351		\$60,279		\$58,780	
Median HH Income :		\$47,951		\$44,164		\$46,103	
Average HH Size :		2.5		2.3		2.4	
Annual Expenditures (\$000):		\$7,251,729.2		\$6,881,170.0		\$14,132,899.2	
	Housing Related	\$2,467,914.6	34.0%	\$2,350,366.5	34.2%	\$4,818,281.1	34.1%
	Transportation Related	\$1,296,487.5	17.9%	\$1,212,167.6	17.6%	\$2,508,655.1	17.8%
	Food At Home	\$518,224.8	7.1%	\$486,535.8	7.1%	\$1,004,760.6	7.1%
	Food At Restaurants	\$408,649.5	5.6%	\$381,905.7	5.6%	\$790,555.1	5.6%
	Life Insurance & Pensions	\$782,860.6	10.8%	\$744,914.2	10.8%	\$1,527,774.8	10.8%
	Entertainment	\$343,618.1	4.7%	\$330,541.8	4.8%	\$674,159.8	4.8%
	Healthcare	\$424,211.1	5.8%	\$396,928.1	5.8%	\$821,139.2	5.8%
	Apparel & Related Services	\$283,468.1	3.9%	\$269,792.0	3.9%	\$553,260.1	3.9%
	Other Expenditures	\$726,294.9	10.0%	\$708,018.4	10.3%	\$1,434,313.3	10.1%
Annual Expenditures/HH:		\$48,290		\$48,085		\$48,190	
Daytime	Establishments	12,608		14,082		26,690	
Population	Industrial	2,545	20.2%	1,562	11.1%	4,107	15.4%
	Manufacturing	493	3.9%	417	3.0%	910	3.4%
	Commercial	4,750	37.7%	4,891	34.7%	9,641	36.1%
	Office	3,067	24.3%	5,107	36.3%	8,174	30.6%
	Other	1,584	12.6%	1,943	13.8%	3,527	13.2%
Total Employees:		191,107		169,541		360,648	

Source: 2000 U.S. Census, 2010/2015 Scan/US Estimates, 2010 AGS Estimates

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Demographic Summary

	Primary Trade Area	Secondary Trade Area	Total Trade Area		
Population Trends					
2015 Projection	407,503	348,682	756,185		
2010 Estimate	383,473	343,060	726,533		
2000 Census	343,580	344,961	688,541		
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2010 - 2015 % Change	6.27%	1.64%	4.08%		
2000 - 2009 % Change	11.61%	-0.55%	5.52%		
1990 - 2000 % Change	8.53%	-1.04%	3.51%		
					Total Trade Area 2015 Projections
2010 Population	383,473	343,060	726,533		756,185
Estimated Race					
White	328,745 85.7%	256,063 74.6%	584,808 80.5%		600,789 79.5%
Black	41,359 10.8%	76,047 22.2%	117,406 16.2%		127,324 16.8%
Am. Indian	1,525 0.4%	1,036 0.3%	2,561 0.4%		3,068 0.4%
Asian	6,147 1.6%	4,992 1.5%	11,139 1.5%		12,504 1.7%
Pacific Islander	286 0.1%	275 0.1%	561 0.1%		711 0.1%
Other/Multi-Racial	5,411 1.4%	4,647 1.4%	10,058 1.4%		11,789 1.6%
Hispanic Population	13,205 3.4%	9,904 2.9%	23,109 3.2%		29,345 3.9%
Gender					
Male	187,253 48.8%	164,542 48.0%	351,795 48.4%		366,517 48.5%
Female	196,220 51.2%	178,518 52.0%	374,738 51.6%		389,668 51.5%
Median Age					
Male	37.9	39.0	38.4		39.3
Female	36.6	36.8	36.7		37.5
	39.2	41.0	40.1		41.1
2010 Total Households					
	150,170	143,105	293,275		306,256
Households by Income Level					
< -\$9,999	9,085 6.0%	13,703 9.6%	22,788 7.8%		22,277 7.3%
\$10,000-\$14,999	9,010 6.0%	10,337 7.2%	19,347 6.6%		19,818 6.5%
\$15,000-\$19,999	7,651 5.1%	8,517 6.0%	16,168 5.5%		15,642 5.1%
\$20,000-\$24,999	9,076 6.0%	9,225 6.4%	18,301 6.2%		18,252 6.0%
\$25,000-\$29,999	9,423 6.3%	9,293 6.5%	18,716 6.4%		18,237 6.0%
\$30,000-\$34,999	8,558 5.7%	8,571 6.0%	17,129 5.8%		16,919 5.5%
\$35,000-\$39,999	8,944 6.0%	8,219 5.7%	17,163 5.9%		17,059 5.6%
\$40,000-\$49,999	17,510 11.7%	14,599 10.2%	32,109 10.9%		32,626 10.7%
\$50,000-\$59,999	14,749 9.8%	11,890 8.3%	26,639 9.1%		27,124 8.9%
\$60,000-\$74,999	18,079 12.0%	13,243 9.3%	31,322 10.7%		33,750 11.0%
\$75,000-\$99,999	20,141 13.4%	15,421 10.8%	35,562 12.1%		40,181 13.1%
\$100,000-\$124,999	9,976 6.6%	8,490 5.9%	18,466 6.3%		21,862 7.1%
\$125,000-\$149,999	4,032 2.7%	4,541 3.2%	8,573 2.9%		10,102 3.3%
\$150,000-\$199,999	2,569 1.7%	3,498 2.4%	6,067 2.1%		7,056 2.3%
\$200,000-\$249,000	467 0.3%	1,068 0.7%	1,535 0.5%		1,747 0.6%
\$250,000+	900 0.6%	2,490 1.7%	3,390 1.2%		3,604 1.2%
Average HH Income	\$57,351	\$60,279	\$58,780		\$62,067
Median HH Income	\$47,951	\$44,164	\$46,103		\$48,615
Average HH Size					
	2.5	2.3	2.4		2.4
Average Family Size					
	3.2	3.2	3.2		3.3
Total Housing Units					
Vacant	165,955	162,930	328,885		343,617
Owned	15,785 9.5%	19,825 12.2%	35,610 10.8%		37,361 10.9%
Rental	109,812 66.2%	89,613 55.0%	199,425 60.6%		208,315 60.6%
	40,358 24.3%	53,492 32.8%	93,850 28.5%		97,941 28.5%

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