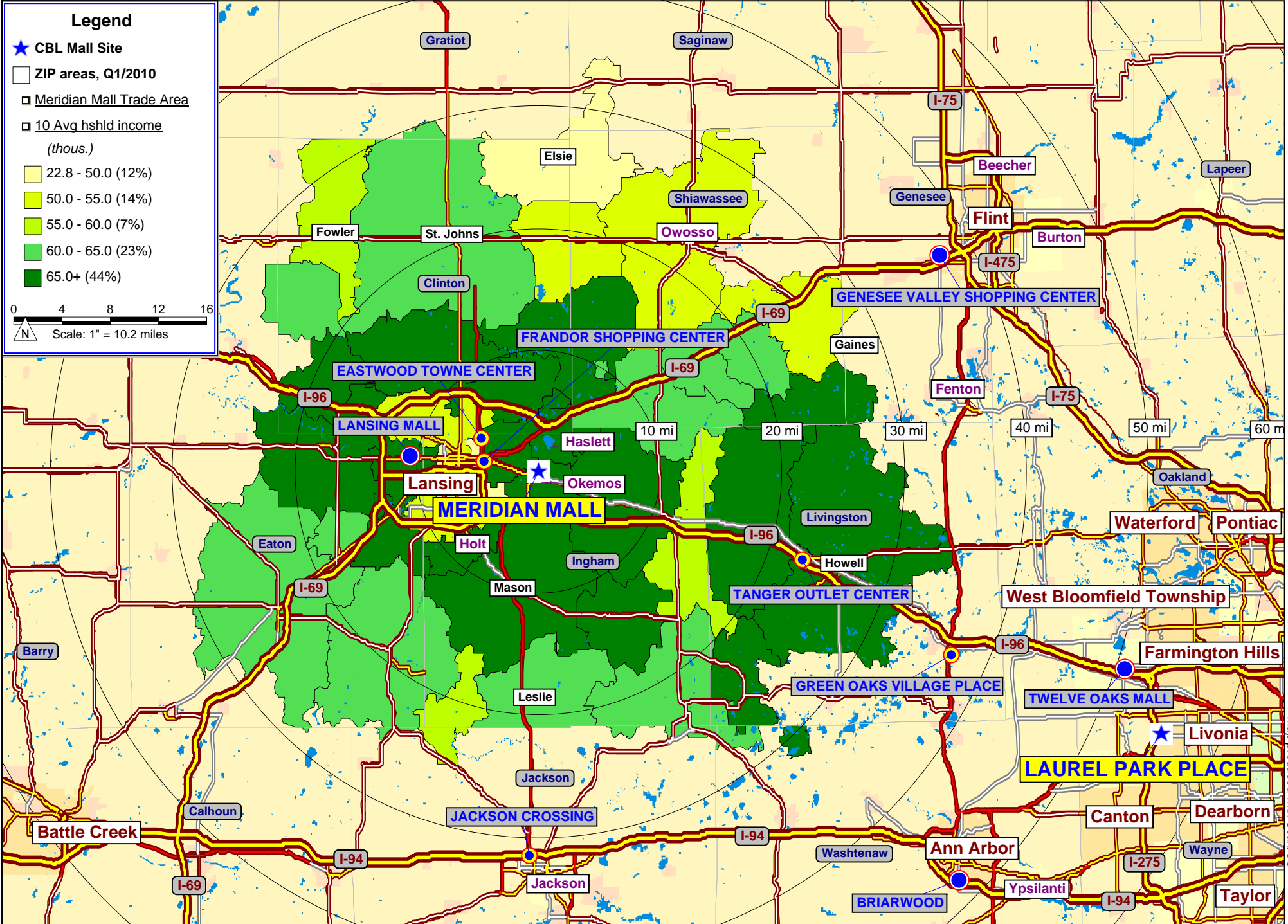


Legend

- ★ CBL Mall Site
- ZIP areas, Q1/2010
- ▭ Meridian Mall Trade Area
- ▭ 10 Avg hshld income (thous.)
 - 22.8 - 50.0 (12%)
 - 50.0 - 55.0 (14%)
 - 55.0 - 60.0 (7%)
 - 60.0 - 65.0 (23%)
 - 65.0+ (44%)

0 4 8 12 16
 N Scale: 1" = 10.2 miles



Lansing (Okemos), MI

Map produced with Scan/US

CBL 2010 Custom Demographic Comparison

Meridian Mall- Lansing (Okemos), MI
 Ingham County (Lat/Log: 42.72266 / -84.41862)
 Zip areas, ©2010 Scan/Us

CBL & Associates Properties, Inc.
 04/13/2010

	Primary Trade Area		Secondary Trade Area		Total Trade Area*	
Population Trends						
2015 Projection	377,240		189,645		566,885	
2010 Estimate	378,890		193,439		572,329	
2000 Census	373,379		179,521		552,900	
1990 Census	358,816		158,158		516,974	
2010 - 2015 % Change	-0.44%		-1.96%		-0.95%	
2000 - 2010 % Change	1.48%		7.75%		3.51%	
1990 - 2000 % Change	4.06%		13.51%		6.95%	
2010 Estimated Race						
White	317,154	83.71%	187,497	96.93%	504,651	88.17%
Black	36,063	9.52%	1,413	0.73%	37,476	6.55%
American Indian	2,364	0.62%	847	0.44%	3,211	0.56%
Asian/Pacific Islander	14,534	3.84%	1,377	0.71%	15,911	2.78%
Other Race/Multi-Racial	8,775	2.32%	77	0.04%	296	0.05%
Hispanic Population	20,318	5.36%	4,860	2.51%	25,178	4.40%
2010 Est. Population By Age						
< 5 Years	23,732	6.26%	12,338	6.38%	36,070	6.30%
5 - 9 Years	22,830	6.03%	11,695	6.05%	34,525	6.03%
10 - 14 Years	23,059	6.09%	12,940	6.69%	35,999	6.29%
15 - 19 Years	26,084	6.88%	13,369	6.91%	39,453	6.89%
20 - 24 Years	37,524	9.90%	12,517	6.47%	50,041	8.74%
25 - 34 Years	56,283	14.85%	26,346	13.62%	82,629	14.44%
35 - 44 Years	46,941	12.39%	24,738	12.79%	71,679	12.52%
45 - 54 Years	52,547	13.87%	29,094	15.04%	81,641	14.26%
55 - 64 Years	45,245	11.94%	25,041	12.95%	70,286	12.28%
65 - 74 Years	25,138	6.63%	14,440	7.46%	39,578	6.92%
75 - 84 Years	13,426	3.54%	7,556	3.91%	20,982	3.67%
85+ Years	6,081	1.60%	3,365	1.74%	9,446	1.65%
Median Age	35		38		36	
Average Household Income						
2015 Projection	\$66,676		\$68,236		\$67,183	
2010 Estimate	\$63,570		\$65,865		\$64,322	
2000 Census	\$55,535		\$58,617		\$56,489	
2010 - 2015 % Change	4.89%		3.60%		4.45%	
2000 - 2010 % Change	14.47%		12.37%		13.87%	
2010 Est. HH Income Distribution						
Under \$25,000	37,833	24.9%	13,978	18.8%	51,811	22.9%
\$25,000 - \$34,999	16,092	10.6%	7,770	10.5%	23,862	10.5%
\$35,000 - \$49,999	22,808	15.0%	11,741	15.8%	34,549	15.3%
\$50,000 - \$74,999	29,242	19.2%	15,774	21.3%	45,016	19.9%
\$75,000 - \$99,999	18,500	12.2%	11,165	15.0%	29,665	13.1%
\$100,000 and Over	27,695	18.2%	13,771	18.6%	41,466	18.3%
Total Over \$35,000	98,245	64.6%	52,451	70.7%	150,696	66.6%
Total Over \$50,000	75,437	49.6%	40,710	54.9%	116,147	51.3%
Total Over \$75,000	46,195	30.4%	24,936	33.6%	71,131	31.4%
Total Over \$100,000	27,695	18.2%	13,771	18.6%	41,466	18.3%

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

SiteFacts® Comparison: 2010

Meridian Mall- Lansing (Okemos), MI
Ingham County (Lat/Log: 42.72266 / -84.41862)

CBL & Associates Properties, Inc.

04/13/2010

Zip areas, ©2010 Scan/Us

		Primary Trade Area		Secondary Trade Area		Total Trade Area	
Population	2010	378,890		193,439		572,329	
Trends:	2015	377,240		189,645		566,885	
	2000	373,379		179,521		552,900	
	1990	358,816		158,158		516,974	
Race & Ethnicity:	White	317,154	83.7%	187,497	96.9%	504,651	88.2%
	Black	36,063	9.5%	1,413	0.7%	37,476	6.5%
	American Indian	2,364	0.6%	847	0.4%	3,211	0.6%
	Asian	14,315	3.8%	1,300	0.7%	15,615	2.7%
	Pacific Islander	219	0.1%	77	0.0%	296	0.1%
	Other/Multi-Racial	8,775	2.3%	2,305	1.2%	11,080	1.9%
Hispanic Population:		20,318	5.4%	4,860	2.5%	25,178	4.4%
Gender:	Male	184,260	48.6%	96,137	49.7%	280,397	49.0%
	Female	194,630	51.4%	97,302	50.3%	291,932	51.0%
Median Age		35.0		38.0		36.1	
Education:	Population, 25+	245,661	64.8%	130,580	67.5%	376,241	65.7%
	No HS Diploma	20,169	8.2%	11,058	8.5%	31,227	8.3%
	HS Graduate	64,269	26.2%	45,082	34.5%	109,351	29.1%
	College, No Degree	56,810	23.1%	33,508	25.7%	90,318	24.0%
	College, Associate Degree	21,851	8.9%	12,765	9.8%	34,616	9.2%
	College Degree	49,449	20.1%	19,593	15.0%	69,042	18.4%
	Graduate/Professional Degree	33,113	13.5%	8,574	6.6%	41,687	11.1%
Household	Total Households	152,170		74,199		226,369	
Income	\$0 - \$24,999	37,833	24.9%	13,978	18.8%	51,811	22.9%
	\$25,000 - \$49,999	38,900	25.6%	19,511	26.3%	58,411	25.8%
	\$50,000 - \$74,999	29,242	19.2%	15,774	21.3%	45,016	19.9%
	\$75,000 - \$99,999	18,500	12.2%	11,165	15.0%	29,665	13.1%
	\$100,000 +	27,695	18.2%	13,771	18.6%	41,466	18.3%
Average HH Income :		\$63,570		\$65,865		\$64,322	
Median HH Income :		\$50,768		\$55,872		\$52,441	
Average HH Size :		2.4		2.6		2.5	
Annual Expenditures (\$000):		\$7,843,043.9		\$3,978,484.1		\$11,821,528.1	
	Housing Related	\$2,656,324.6	33.9%	\$1,339,490.3	33.7%	\$3,995,814.9	33.8%
	Transportation Related	\$1,385,094.7	17.7%	\$709,297.4	17.8%	\$2,094,392.1	17.7%
	Food At Home	\$540,951.8	6.9%	\$272,443.7	6.8%	\$813,395.4	6.9%
	Food At Restaurants	\$437,420.1	5.6%	\$223,506.7	5.6%	\$660,926.7	5.6%
	Life Insurance & Pensions	\$892,298.1	11.4%	\$461,140.5	11.6%	\$1,353,438.5	11.4%
	Entertainment	\$379,808.4	4.8%	\$192,138.5	4.8%	\$571,946.8	4.8%
	Healthcare	\$436,421.1	5.6%	\$220,516.9	5.5%	\$656,938.0	5.6%
	Apparel & Related Services	\$309,218.7	3.9%	\$156,175.8	3.9%	\$465,394.5	3.9%
	Other Expenditures	\$805,506.6	10.3%	\$403,774.4	10.1%	\$1,209,281.0	10.2%
Annual Expenditures/HH:		\$51,541		\$53,619		\$52,222	
Daytime	Establishments	16,143		7,185		23,328	
Population	Industrial	1,900	11.8%	1,243	17.3%	3,143	13.5%
	Manufacturing	465	2.9%	293	4.1%	758	3.2%
	Commercial	5,027	31.1%	2,499	34.8%	7,526	32.3%
	Office	5,850	36.2%	1,732	24.1%	7,582	32.5%
	Other	2,633	16.3%	1,165	16.2%	3,798	16.3%
Total Employees:		238,595		68,061		306,656	

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	377,240	189,645	566,885		
2010 Estimate	378,890	193,439	572,329		
2000 Census	373,379	179,521	552,900		
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2010 - 2015 % Change	-0.44%	-1.96%	-0.95%		
2000 - 2009 % Change	1.48%	7.75%	3.51%		
1990 - 2000 % Change	4.06%	13.51%	6.95%		
					Total Trade Area 2015 Projections
2010 Population	378,890	193,439	572,329		566,885
Estimated Race					
White	317,154 83.7%	187,497 96.9%	504,651 88.2%	497,825 87.8%	
Black	36,063 9.5%	1,413 0.7%	37,476 6.5%	36,050 6.4%	
Am. Indian	2,364 0.6%	847 0.4%	3,211 0.6%	3,340 0.6%	
Asian	14,315 3.8%	1,300 0.7%	15,615 2.7%	17,026 3.0%	
Pacific Islander	219 0.1%	77 0.0%	296 0.1%	332 0.1%	
Other/Multi-Racial	8,775 2.3%	2,305 1.2%	11,080 1.9%	12,312 2.2%	
Hispanic Population	20,318 5.4%	4,860 2.5%	25,178 4.4%	25,124 4.4%	
Gender					
Male	184,260 48.6%	96,137 49.7%	280,397 49.0%	277,501 49.0%	
Female	194,630 51.4%	97,302 50.3%	291,932 51.0%	289,384 51.0%	
Median Age					
Male	35.0	38.0	36.1	37.1	
Female	34.2	37.0	35.2	36.2	
	35.9	39.0	37.0	38.0	
2010 Total Households					
	152,170	74,199	226,369		229,591
Households by Income Level					
< -\$9,999	15,113 9.9%	4,268 5.8%	19,381 8.6%	20,500 8.9%	
\$10,000-\$14,999	7,594 5.0%	3,242 4.4%	10,836 4.8%	10,622 4.6%	
\$15,000-\$19,999	6,939 4.6%	2,985 4.0%	9,924 4.4%	9,141 4.0%	
\$20,000-\$24,999	8,187 5.4%	3,483 4.7%	11,670 5.2%	11,147 4.9%	
\$25,000-\$29,999	7,953 5.2%	3,646 4.9%	11,599 5.1%	11,032 4.8%	
\$30,000-\$34,999	8,139 5.3%	4,124 5.6%	12,263 5.4%	11,753 5.1%	
\$35,000-\$39,999	7,896 5.2%	4,042 5.4%	11,938 5.3%	11,623 5.1%	
\$40,000-\$49,999	14,912 9.8%	7,699 10.4%	22,611 10.0%	22,073 9.6%	
\$50,000-\$59,999	12,629 8.3%	6,873 9.3%	19,502 8.6%	18,791 8.2%	
\$60,000-\$74,999	16,613 10.9%	8,901 12.0%	25,514 11.3%	25,215 11.0%	
\$75,000-\$99,999	18,500 12.2%	11,165 15.0%	29,665 13.1%	30,466 13.3%	
\$100,000-\$124,999	12,319 8.1%	6,627 8.9%	18,946 8.4%	21,140 9.2%	
\$125,000-\$149,999	6,916 4.5%	3,622 4.9%	10,538 4.7%	12,493 5.4%	
\$150,000-\$199,999	4,978 3.3%	2,235 3.0%	7,213 3.2%	8,410 3.7%	
\$200,000-\$249,000	1,396 0.9%	541 0.7%	1,937 0.9%	2,157 0.9%	
\$250,000+	2,086 1.4%	746 1.0%	2,832 1.3%	3,028 1.3%	
Average HH Income	\$63,570	\$65,865	\$64,322	\$67,183	
Median HH Income	\$50,768	\$55,872	\$52,441	\$54,711	
Average HH Size	2.4	2.6	2.5	2.4	
Average Family Size	3.1	3.1	3.1	3.1	
Total Housing Units					
Vacant	16,185 9.6%	6,819 8.4%	23,004 9.2%	23,345 9.2%	
Owned	102,688 61.0%	60,401 74.6%	163,089 65.4%	165,629 65.5%	
Rental	49,482 29.4%	13,798 17.0%	63,280 25.4%	63,962 25.3%	

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