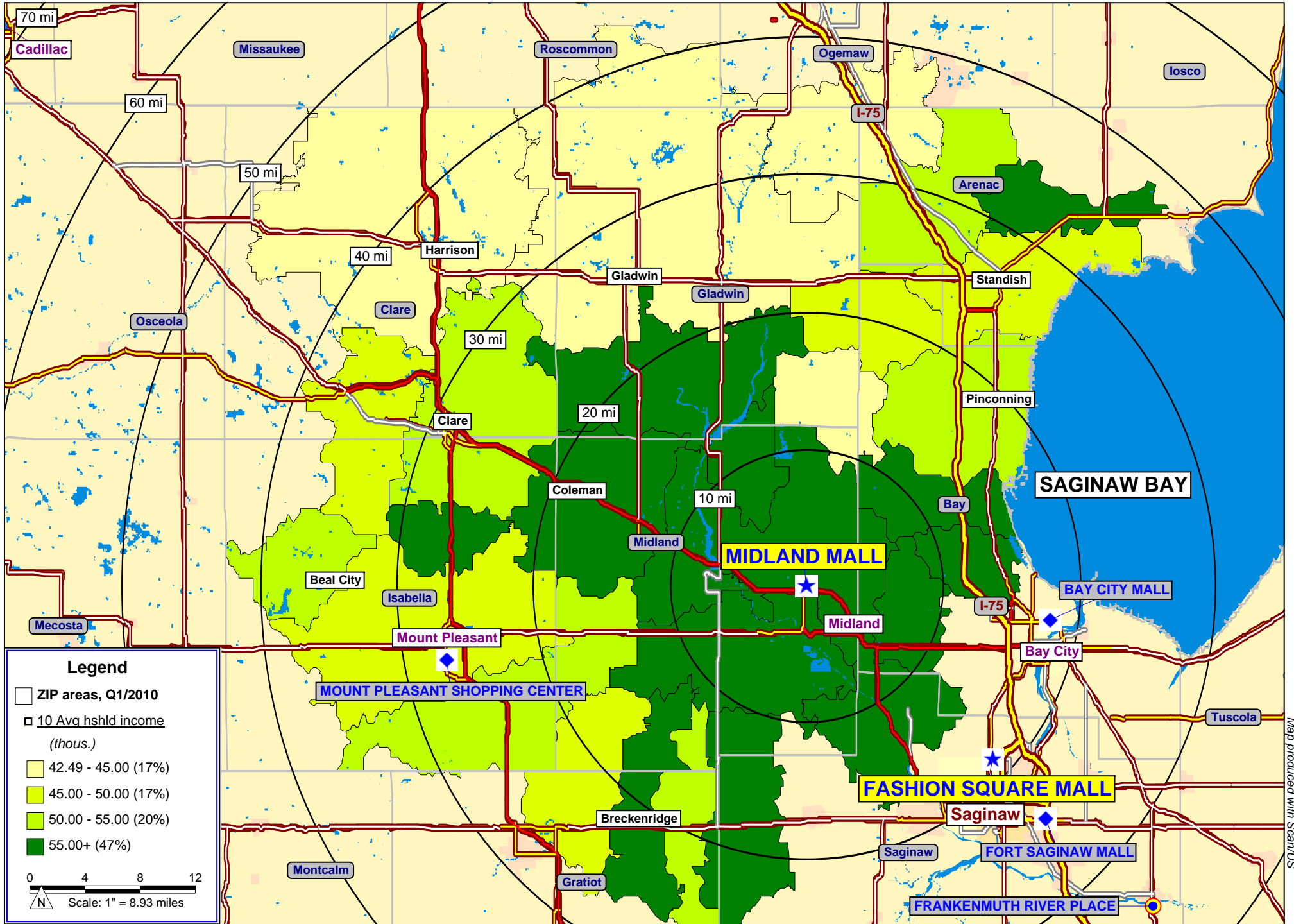


Legend

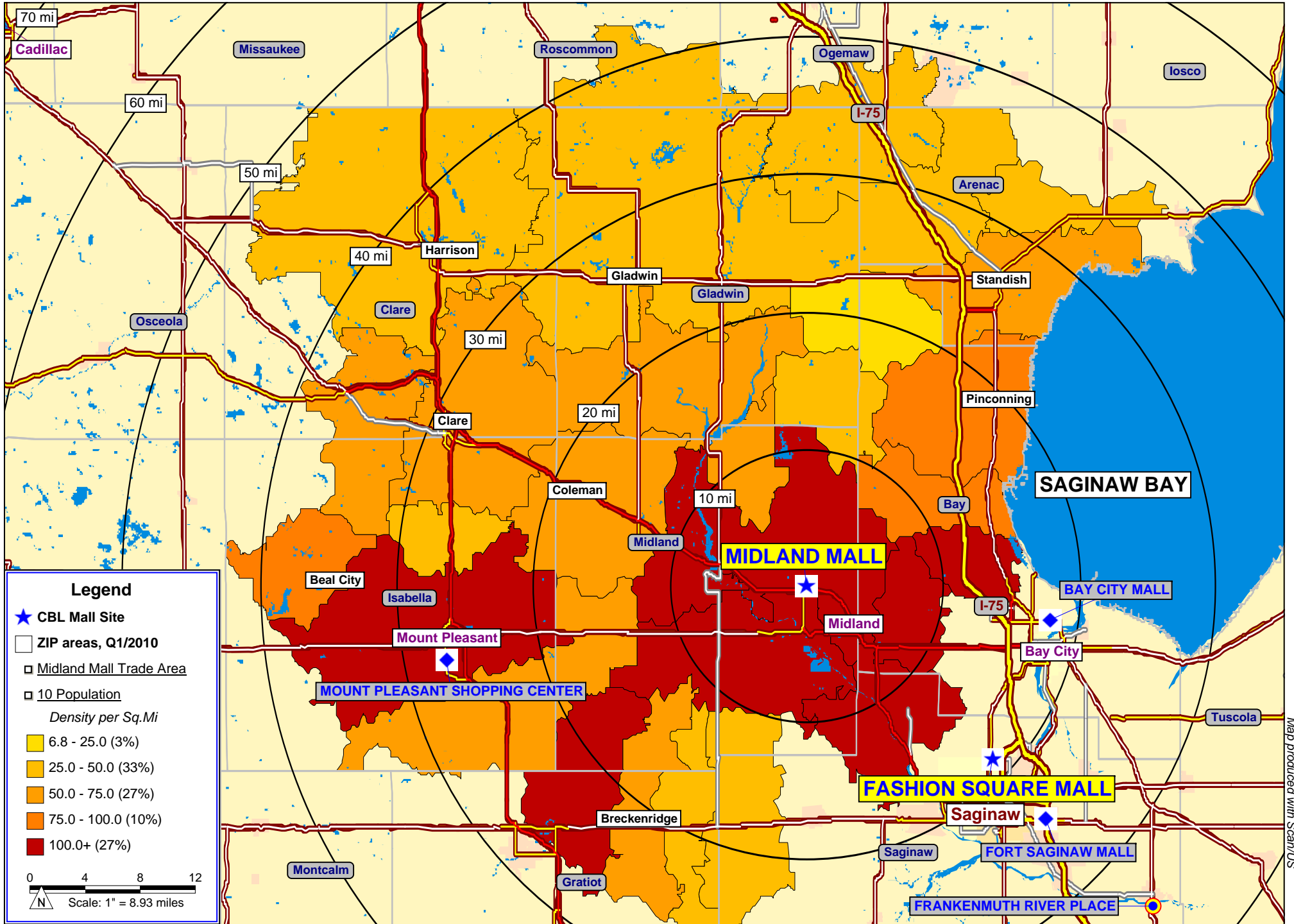
- ★ CBL Mall Site
- ◆ Shopping Centers 300-<750K
- Shopping Centers >250K
- == U.S. Interstates
- Highway
- Counties
- ZIP areas, Q1/2010
- Midland Mall Trade Area
- Primary Trade Area
- Secondary Trade Area

0 4 8 12
 Scale: 1" = 8.93 miles

Map produced with Scan/US



Midland Mall - 2010 Population Density



Midland, MI

Map produced with Scan/US

CBL 2010 Custom Demographic Comparison

Midland Mall - Midland, MI

CBL & Associates Properties, Inc.

Midland County (Lat/Log: 43.6584 / -84.24375)

09/03/2010

Zip areas, ©2010 Scan/Us

	Primary Trade Area		Secondary Trade Area		Total Trade Area*	
Population Trends						
2015 Projection	118,735		148,858		267,593	
2010 Estimate	121,474		150,378		271,852	
2000 Census	123,045		147,919		270,964	
1990 Census	110,585		124,939		235,524	
2010 - 2015 % Change	-2.25%		-1.01%		-1.57%	
2000 - 2010 % Change	-1.28%		1.66%		0.33%	
1990 - 2000 % Change	11.27%		18.39%		15.05%	
2010 Estimated Race						
White	116,379	95.81%	138,488	92.09%	254,867	93.75%
Black	1,303	1.07%	5,284	3.51%	6,587	2.42%
American Indian	657	0.54%	2,517	1.67%	3,174	1.17%
Asian/Pacific Islander	1,899	1.56%	1,879	1.25%	3,778	1.39%
Other Race/Multi-Racial	1,236	1.02%	52	0.03%	94	0.03%
Hispanic Population	2,196	1.81%	4,096	2.72%	6,292	2.31%
2010 Est. Population By Age						
< 5 Years	7,059	5.81%	8,386	5.58%	15,445	5.68%
5 - 9 Years	7,046	5.80%	7,792	5.18%	14,838	5.46%
10 - 14 Years	7,718	6.35%	8,014	5.33%	15,732	5.79%
15 - 19 Years	8,484	6.98%	11,871	7.89%	20,355	7.49%
20 - 24 Years	8,169	6.72%	16,647	11.07%	24,816	9.13%
25 - 34 Years	14,845	12.22%	24,035	15.98%	38,880	14.30%
35 - 44 Years	14,696	12.10%	17,200	11.44%	31,896	11.73%
45 - 54 Years	18,401	15.15%	19,500	12.97%	37,901	13.94%
55 - 64 Years	15,386	12.67%	16,481	10.96%	31,867	11.72%
65 - 74 Years	10,508	8.65%	11,003	7.32%	21,511	7.91%
75 - 84 Years	6,407	5.27%	6,739	4.48%	13,146	4.84%
85+ Years	2,755	2.27%	2,710	1.80%	5,465	2.01%
Median Age	40		36		38	
Average Household Income						
2015 Projection	\$65,890		\$53,694		\$59,345	
2010 Estimate	\$63,524		\$51,246		\$56,980	
2000 Census	\$54,853		\$44,681		\$49,469	
2010 - 2015 % Change	3.72%		4.78%		4.15%	
2000 - 2010 % Change	15.81%		14.69%		15.18%	
2010 Est. HH Income Distribution						
Under \$25,000	12,842	25.7%	18,138	31.8%	30,980	28.9%
\$25,000 - \$34,999	5,693	11.4%	7,273	12.7%	12,966	12.1%
\$35,000 - \$49,999	8,257	16.5%	9,287	16.3%	17,544	16.4%
\$50,000 - \$74,999	9,446	18.9%	10,667	18.7%	20,113	18.8%
\$75,000 - \$99,999	5,683	11.4%	5,847	10.2%	11,530	10.8%
\$100,000 and Over	8,105	16.2%	5,891	10.3%	13,996	13.1%
Total Over \$35,000	31,491	62.9%	31,692	55.5%	63,183	59.0%
Total Over \$50,000	23,234	46.4%	22,405	39.2%	45,639	42.6%
Total Over \$75,000	13,788	27.6%	11,738	20.6%	25,526	23.8%
Total Over \$100,000	8,105	16.2%	5,891	10.3%	13,996	13.1%

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

SiteFacts® Comparison: 2010

Midland Mall - Midland, MI

CBL & Associates Properties, Inc.

Midland County (Lat/Log: 43.6584 / -84.24375)

09/03/2010

Zip areas, ©2010 Scan/Us

		Primary Trade Area		Secondary Trade Area		Total Trade Area	
Population	2010	121,474		150,378		271,852	
Trends:	2015	118,735		148,858		267,593	
	2000	123,045		147,919		270,964	
	1990	110,585		124,939		235,524	
Race & Ethnicity:	White	116,379	95.8%	138,488	92.1%	254,867	93.8%
	Black	1,303	1.1%	5,284	3.5%	6,587	2.4%
	American Indian	657	0.5%	2,517	1.7%	3,174	1.2%
	Asian	1,857	1.5%	1,827	1.2%	3,684	1.4%
	Pacific Islander	42	0.0%	52	0.0%	94	0.0%
	Other/Multi-Racial	1,236	1.0%	2,210	1.5%	3,446	1.3%
Hispanic Population:		2,196	1.8%	4,096	2.7%	6,292	2.3%
Gender:	Male	59,575	49.0%	76,020	50.6%	135,595	49.9%
	Female	61,899	51.0%	74,358	49.4%	136,257	50.1%
Median Age		40.1		35.7		37.7	
Education:	Population, 25+	82,998	68.3%	97,668	64.9%	180,666	66.5%
	No HS Diploma	8,337	10.0%	12,848	13.2%	21,185	11.7%
	HS Graduate	27,111	32.7%	36,223	37.1%	63,334	35.1%
	College, No Degree	17,827	21.5%	22,209	22.7%	40,036	22.2%
	College, Associate Degree	7,659	9.2%	7,562	7.7%	15,221	8.4%
	College Degree	13,390	16.1%	11,573	11.8%	24,963	13.8%
	Graduate/Professional Degree	8,674	10.5%	7,253	7.4%	15,927	8.8%
Household	Total Households	50,026		57,103		107,129	
Income	\$0 - \$24,999	12,842	25.7%	18,138	31.8%	30,980	28.9%
	\$25,000 - \$49,999	13,950	27.9%	16,560	29.0%	30,510	28.5%
	\$50,000 - \$74,999	9,446	18.9%	10,667	18.7%	20,113	18.8%
	\$75,000 - \$99,999	5,683	11.4%	5,847	10.2%	11,530	10.8%
	\$100,000 +	8,105	16.2%	5,891	10.3%	13,996	13.1%
Average HH Income :		\$63,524		\$51,246		\$56,980	
Median HH Income :		\$47,343		\$39,756		\$43,299	
Average HH Size :		2.4		2.4		2.4	
Annual Expenditures (\$000):		\$2,588,679.6		\$2,538,315.7		\$5,126,995.3	
	Housing Related	\$878,023.8	33.9%	\$873,808.6	34.4%	\$1,751,832.5	34.2%
	Transportation Related	\$455,511.0	17.6%	\$448,679.0	17.7%	\$904,190.0	17.6%
	Food At Home	\$177,560.5	6.9%	\$186,217.8	7.3%	\$363,778.3	7.1%
	Food At Restaurants	\$142,958.2	5.5%	\$142,012.4	5.6%	\$284,970.6	5.6%
	Life Insurance & Pensions	\$291,292.7	11.3%	\$260,208.5	10.3%	\$551,501.2	10.8%
	Entertainment	\$126,247.6	4.9%	\$119,703.6	4.7%	\$245,951.2	4.8%
	Healthcare	\$145,518.4	5.6%	\$151,767.1	6.0%	\$297,285.5	5.8%
	Apparel & Related Services	\$101,134.7	3.9%	\$99,782.7	3.9%	\$200,917.4	3.9%
	Other Expenditures	\$270,432.7	10.4%	\$256,136.0	10.1%	\$526,568.6	10.3%
Annual Expenditures/HH:		\$51,747		\$44,452		\$47,858	
Daytime	Establishments	4,853		5,481		10,334	
Population	Industrial	770	15.9%	925	16.9%	1,695	16.4%
	Manufacturing	177	3.6%	199	3.6%	376	3.6%
	Commercial	1,754	36.1%	1,960	35.8%	3,714	35.9%
	Office	1,270	26.2%	1,267	23.1%	2,537	24.6%
	Other	770	15.9%	976	17.8%	1,746	16.9%
Total Employees:		52,098		55,194		107,292	

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				
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2010 - 2015 % Change	-2.25%	-1.01%	-1.57%	
2000 - 2009 % Change	-1.28%	1.66%	0.33%	
1990 - 2000 % Change	11.27%	18.39%	15.05%	
				Total Trade Area 2015 Projections
2010 Population	121,474	150,378	271,852	267,593
Estimated Race				
White	116,379 95.8%	138,488 92.1%	254,867 93.8%	248,991 93.0%
Black	1,303 1.1%	5,284 3.5%	6,587 2.4%	7,099 2.7%
Am. Indian	657 0.5%	2,517 1.7%	3,174 1.2%	3,339 1.2%
Asian	1,857 1.5%	1,827 1.2%	3,684 1.4%	4,261 1.6%
Pacific Islander	42 0.0%	52 0.0%	94 0.0%	94 0.0%
Other/Multi-Racial	1,236 1.0%	2,210 1.5%	3,446 1.3%	3,809 1.4%
Hispanic Population	2,196 1.8%	4,096 2.7%	6,292 2.3%	6,799 2.5%
Gender				
Male	59,575 49.0%	76,020 50.6%	135,595 49.9%	133,237 49.8%
Female	61,899 51.0%	74,358 49.4%	136,257 50.1%	134,356 50.2%
Median Age				
Male	40.1	35.7	37.7	38.5
Female	38.7	35.3	36.8	37.4
	41.5	36.1	38.5	39.6
2010 Total Households	50,026	57,103	107,129	108,590
Households by Income Level				
< -\$9,999	3,825 7.6%	6,331 11.1%	10,156 9.5%	10,356 9.5%
\$10,000-\$14,999	2,670 5.3%	4,251 7.4%	6,921 6.5%	6,715 6.2%
\$15,000-\$19,999	3,164 6.3%	3,673 6.4%	6,837 6.4%	6,478 6.0%
\$20,000-\$24,999	3,183 6.4%	3,883 6.8%	7,066 6.6%	6,737 6.2%
\$25,000-\$29,999	2,911 5.8%	3,681 6.4%	6,592 6.2%	6,196 5.7%
\$30,000-\$34,999	2,782 5.6%	3,592 6.3%	6,374 5.9%	6,084 5.6%
\$35,000-\$39,999	3,055 6.1%	3,041 5.3%	6,096 5.7%	5,993 5.5%
\$40,000-\$49,999	5,202 10.4%	6,246 10.9%	11,448 10.7%	11,549 10.6%
\$50,000-\$59,999	4,574 9.1%	5,047 8.8%	9,621 9.0%	9,872 9.1%
\$60,000-\$74,999	4,872 9.7%	5,620 9.8%	10,492 9.8%	10,660 9.8%
\$75,000-\$99,999	5,683 11.4%	5,847 10.2%	11,530 10.8%	12,345 11.4%
\$100,000-\$124,999	2,739 5.5%	3,031 5.3%	5,770 5.4%	6,183 5.7%
\$125,000-\$149,999	1,836 3.7%	1,372 2.4%	3,208 3.0%	3,606 3.3%
\$150,000-\$199,999	1,475 2.9%	899 1.6%	2,374 2.2%	2,676 2.5%
\$200,000-\$249,000	527 1.1%	217 0.4%	744 0.7%	827 0.8%
\$250,000+	1,528 3.1%	372 0.7%	1,900 1.8%	2,313 2.1%
Average HH Income	\$63,524	\$51,246	\$56,980	\$59,345
Median HH Income	\$47,343	\$39,756	\$43,299	\$44,956
Average HH Size	2.4	2.4	2.4	2.3
Average Family Size	2.9	2.9	2.9	2.9
Total Housing Units				
Vacant	59,765	77,652	137,417	139,111
Owned	9,739 16.3%	20,549 26.5%	30,288 22.0%	30,521 21.9%
Rental	39,530 66.1%	42,761 55.1%	82,291 59.9%	83,334 59.9%
	10,496 17.6%	14,342 18.5%	24,838 18.1%	25,256 18.2%

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