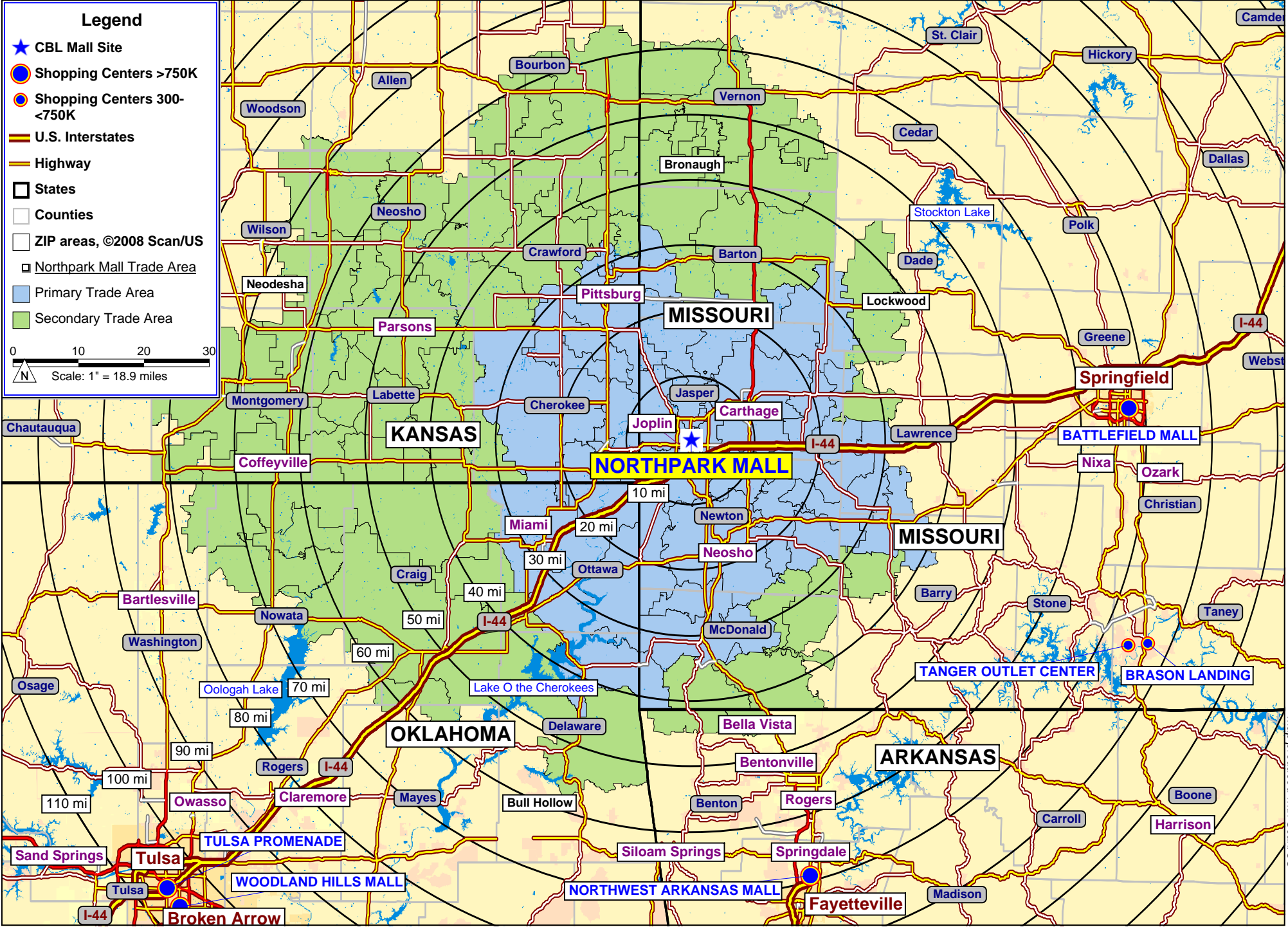


Legend

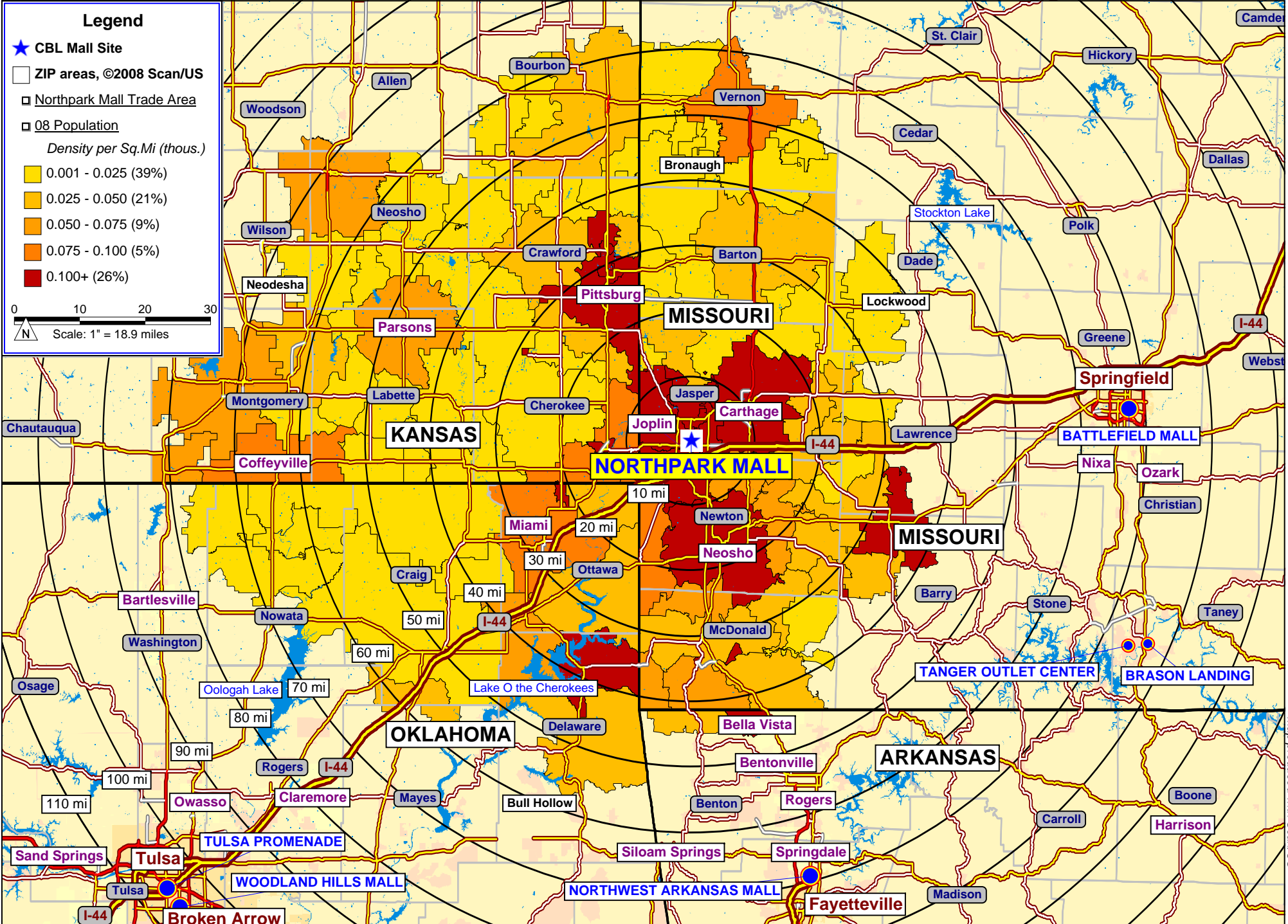
- ★ CBL Mall Site
- Shopping Centers >750K
- Shopping Centers 300- <750K
- U.S. Interstates
- Highway
- ▭ States
- ▭ Counties
- ▭ ZIP areas, ©2008 Scan/US
- ▭ Northpark Mall Trade Area
- ▭ Primary Trade Area
- ▭ Secondary Trade Area

0 10 20 30
 Scale: 1" = 18.9 miles



Map produced with Scan/US

Northpark Mall- 2008 Population Density



Map produced with Scan/US

CBL 2008 Custom Demographic Comparison

Northpark Mall- Joplin, MO

CBL & Associates Properties, Inc.

Jasper County (Lat/Log: 37.09102 / -94.47663)

03/19/2009

	Primary Trade Area		Secondary Trade Area		Total Trade Area*	
Population Trends						
2013 Projection	304,522		188,621		493,143	
2008 Estimate	295,013		187,513		482,526	
2000 Census	280,069		186,393		466,462	
1990 Census	243,977		175,240		419,217	
2008 - 2013 % Change	3.22%		0.59%		2.20%	
2000 - 2008 % Change	5.34%		0.60%		3.44%	
1990 - 2000 % Change	14.79%		6.36%		11.27%	
2008 Estimated Race						
White	263,891	89.45%	164,856	87.92%	428,747	88.85%
Black	3,043	1.03%	4,480	2.39%	7,523	1.56%
American Indian	9,812	3.33%	8,471	4.52%	18,283	3.79%
Asian/Pacific Islander	2,765	0.94%	707	0.38%	3,472	0.72%
Other Race/Multi-Racial	15,502	5.25%	81	0.04%	620	0.13%
Hispanic Population	15,199	5.15%	6,902	3.68%	22,101	4.58%
2008 Est. Population By Age						
< 5 Years	21,228	7.20%	12,069	6.44%	33,297	6.90%
5 - 9 Years	19,696	6.68%	11,622	6.20%	31,318	6.49%
10 - 14 Years	19,725	6.69%	11,981	6.39%	31,706	6.57%
15 - 19 Years	20,796	7.05%	12,933	6.90%	33,729	6.99%
20 - 24 Years	21,342	7.23%	12,076	6.44%	33,418	6.93%
25 - 34 Years	40,252	13.64%	22,724	12.12%	62,976	13.05%
35 - 44 Years	36,529	12.38%	22,295	11.89%	58,824	12.19%
45 - 54 Years	38,848	13.17%	25,492	13.59%	64,340	13.33%
55 - 64 Years	32,738	11.10%	23,288	12.42%	56,026	11.61%
65 - 74 Years	22,299	7.56%	16,832	8.98%	39,131	8.11%
75 - 84 Years	15,111	5.12%	10,909	5.82%	26,020	5.39%
85+ Years	6,449	2.19%	5,292	2.82%	11,741	2.43%
Median Age	36		40		38	
Average Household Income						
2013 Projection	\$51,696		\$52,841		\$52,152	
2008 Estimate	\$46,473		\$47,261		\$46,788	
2000 Census	\$39,862		\$39,555		\$39,738	
2008 - 2013 % Change	11.24%		11.81%		11.46%	
2000 - 2008 % Change	16.58%		19.48%		17.74%	
2008 Est. HH Income Distribution						
Under \$25,000	36,190	31.4%	23,822	31.1%	60,012	31.3%
\$25,000 - \$34,999	16,846	14.6%	10,866	14.2%	27,712	14.4%
\$35,000 - \$49,999	20,592	17.9%	14,242	18.6%	34,834	18.2%
\$50,000 - \$74,999	21,908	19.0%	14,774	19.3%	36,682	19.1%
\$75,000 - \$99,999	9,893	8.6%	6,567	8.6%	16,460	8.6%
\$100,000 and Over	9,733	8.5%	6,446	8.4%	16,179	8.4%
Total Over \$35,000	62,126	53.9%	42,029	54.8%	104,155	54.3%
Total Over \$50,000	41,534	36.1%	27,787	36.2%	69,321	36.1%
Total Over \$75,000	19,626	17.0%	13,013	17.0%	32,639	17.0%
Total Over \$100,000	9,733	8.5%	6,446	8.4%	16,179	8.4%

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

Source: 1900, 2000 Census; Scan/US 2008/2013 Estimates; Zip areas, ©2008 Scan/US

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SiteFacts® Comparison: 2008

Northpark Mall- Joplin, MO
Jasper County (Lat/Log: 37.09102 / -94.47663)

CBL & Associates Properties, Inc.

03/19/2009

	Primary Trade Area		Secondary Trade Area		Total Trade Area	
Population 2008	295,013		187,513		482,526	
Trends: 2013	304,522		188,621		493,143	
2000	280,069		186,393		466,462	
1990	243,977		175,240		419,217	
Race & Ethnicity:						
White	263,891	89.5%	164,856	87.9%	428,747	88.9%
Black	3,043	1.0%	4,480	2.4%	7,523	1.6%
American Indian	9,812	3.3%	8,471	4.5%	18,283	3.8%
Asian	2,226	0.8%	626	0.3%	2,852	0.6%
Pacific Islander	539	0.2%	81	0.0%	620	0.1%
Other/Multi-Racial	15,502	5.3%	8,999	4.8%	24,501	5.1%
Hispanic Population:	15,199	5.2%	6,902	3.7%	22,101	4.6%
Gender:						
Male	144,397	48.9%	92,498	49.3%	236,895	49.1%
Female	150,616	51.1%	95,015	50.7%	245,631	50.9%
Median Age	36.4		39.6		37.7	
Education:						
Population, 25+	192,226	65.2%	126,832	67.6%	319,058	66.1%
No HS Diploma	35,857	18.7%	21,863	17.2%	57,720	18.1%
HS Graduate	69,461	36.1%	46,307	36.5%	115,768	36.3%
College, No Degree	40,100	20.9%	29,074	22.9%	69,174	21.7%
College, Associate Degree	13,273	6.9%	9,926	7.8%	23,199	7.3%
College Degree	22,204	11.6%	13,147	10.4%	35,351	11.1%
Graduate/Professional Degree	11,331	5.9%	6,515	5.1%	17,846	5.6%
Household Total Households	115,162		76,717		191,879	
Income						
\$0 - \$24,999	36,190	31.4%	23,822	31.1%	60,012	31.3%
\$25,000 - \$49,999	37,438	32.5%	25,108	32.7%	62,546	32.6%
\$50,000 - \$74,999	21,908	19.0%	14,774	19.3%	36,682	19.1%
\$75,000 - \$99,999	9,893	8.6%	6,567	8.6%	16,460	8.6%
\$100,000 +	9,733	8.5%	6,446	8.4%	16,179	8.4%
Average HH Income :	\$46,473		\$47,261		\$46,788	
Median HH Income :	\$38,061		\$38,612		\$38,281	
Average HH Size :	2.5		2.4		2.4	
Annual Expenditures (\$000):	\$4,717,900.3		\$3,175,205.6		\$7,893,105.9	
Housing Related	\$1,629,539.9	34.5%	\$1,095,993.3	34.5%	\$2,725,533.2	34.5%
Transportation Related	\$833,469.0	17.7%	\$561,491.9	17.7%	\$1,394,960.9	17.7%
Food At Home	\$347,916.2	7.4%	\$233,935.6	7.4%	\$581,851.8	7.4%
Food At Restaurants	\$262,626.5	5.6%	\$176,849.5	5.6%	\$439,476.0	5.6%
Life Insurance & Pensions	\$470,578.3	10.0%	\$317,445.7	10.0%	\$788,024.0	10.0%
Entertainment	\$222,423.2	4.7%	\$149,649.4	4.7%	\$372,072.6	4.7%
Healthcare	\$287,389.3	6.1%	\$193,537.1	6.1%	\$480,926.4	6.1%
Apparel & Related Services	\$184,625.1	3.9%	\$124,166.3	3.9%	\$308,791.4	3.9%
Other Expenditures	\$479,332.8	10.2%	\$322,136.8	10.1%	\$801,469.6	10.2%
Annual Expenditures/HH:	\$40,968		\$41,389		\$41,136	
Daytime Establishments	14,051		8,825		22,876	
Population						
Industrial	2,075	14.8%	1,285	14.6%	3,360	14.7%
Manufacturing	573	4.1%	349	4.0%	922	4.0%
Commercial	5,357	38.1%	3,020	34.2%	8,377	36.6%
Office	3,330	23.7%	1,844	20.9%	5,174	22.6%
Other	2,389	17.0%	1,988	22.5%	4,377	19.1%
Total Employees:	155,869		85,449		241,318	



Demographic Summary

	Primary Trade Area	Secondary Trade Area	Total Trade Area*		
Population Trends					
2013 Projection	304,522	188,621	493,143		
2008 Estimate	295,013	187,513	482,526		
2000 Census	280,069	186,393	466,462		
1990 Census	243,977	175,240	419,217		
2008 - 2013 % Change	3.22%	0.59%	2.20%		
2000 - 2008 % Change	5.34%	0.60%	3.44%		
1990 - 2000 % Change	14.79%	6.36%	11.27%		
					Total Trade Area*
					2013 Projections
2008 Population	295,013	187,513	482,526		493,143
Estimated Race					
White	263,891 89.5%	164,856 87.9%	428,747 88.9%	436,616 88.5%	
Black	3,043 1.0%	4,480 2.4%	7,523 1.6%	7,517 1.5%	
Am. Indian	9,812 3.3%	8,471 4.5%	18,283 3.8%	17,219 3.5%	
Asian	2,226 0.8%	626 0.3%	2,852 0.6%	3,364 0.7%	
Pacific Islander	539 0.2%	81 0.0%	620 0.1%	770 0.2%	
Other/Multi-Racial	15,502 5.3%	8,999 4.8%	24,501 5.1%	27,657 5.6%	
Hispanic Population	15,199 5.2%	6,902 3.7%	22,101 4.6%	27,052 5.5%	
Gender					
Male	144,397 48.9%	92,498 49.3%	236,895 49.1%	242,983 49.3%	
Female	150,616 51.1%	95,015 50.7%	245,631 50.9%	250,160 50.7%	
Median Age					
Male	36.4	39.6	37.7	38.2	
Female	35.0	37.9	36.1	36.7	
	37.9	41.3	39.2	39.8	
2008 Total Households	115,162	76,717	191,879		196,417
Households by Income Level					
< -\$9,999	11,622 10.1%	7,223 9.4%	18,845 9.8%	17,104 8.7%	
\$10,000-\$14,999	7,286 6.3%	4,920 6.4%	12,206 6.4%	11,132 5.7%	
\$15,000-\$19,999	8,703 7.6%	5,817 7.6%	14,520 7.6%	13,691 7.0%	
\$20,000-\$24,999	8,579 7.4%	5,862 7.6%	14,441 7.5%	11,544 5.9%	
\$25,000-\$29,999	8,153 7.1%	5,269 6.9%	13,422 7.0%	13,014 6.6%	
\$30,000-\$34,999	8,693 7.5%	5,597 7.3%	14,290 7.4%	13,193 6.7%	
\$35,000-\$39,999	7,257 6.3%	4,940 6.4%	12,197 6.4%	12,703 6.5%	
\$40,000-\$49,999	13,335 11.6%	9,302 12.1%	22,637 11.8%	21,807 11.1%	
\$50,000-\$59,999	10,780 9.4%	7,271 9.5%	18,051 9.4%	20,898 10.6%	
\$60,000-\$74,999	11,128 9.7%	7,503 9.8%	18,631 9.7%	19,553 10.0%	
\$75,000-\$99,999	9,893 8.6%	6,567 8.6%	16,460 8.6%	19,590 10.0%	
\$100,000-\$124,999	4,391 3.8%	3,017 3.9%	7,408 3.9%	9,588 4.9%	
\$125,000-\$149,999	1,992 1.7%	1,270 1.7%	3,262 1.7%	4,972 2.5%	
\$150,000-\$199,999	1,504 1.3%	1,025 1.3%	2,529 1.3%	3,751 1.9%	
\$200,000-\$249,000	452 0.4%	252 0.3%	704 0.4%	1,177 0.6%	
\$250,000+	1,394 1.2%	882 1.1%	2,276 1.2%	2,700 1.4%	
Average HH Income	\$46,473	\$47,261	\$46,788	\$52,152	
Median HH Income	\$38,061	\$38,612	\$38,281	\$42,383	
Average HH Size	2.5	2.4	2.4	2.4	
Average Family Size	3.1	2.9	3.0	3.1	
Total Housing Units					
Vacant	131,875	90,562	222,437	230,363	
Owned	16,713 12.7%	13,845 15.3%	30,558 13.7%	33,946 14.7%	
Rental	81,205 61.6%	57,116 63.1%	138,321 62.2%	141,691 61.5%	
	33,957 25.7%	19,601 21.6%	53,558 24.1%	54,726 23.8%	

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