



RiverGate Mall Nashville (Goodlettsville), TN

Location	I-65 North, Exit 96 on Rivergate Parkway, ten miles from downtown Nashville
Anchors	Dillard's, Macy's, JCPenney and Sears
Size	1,152,591 square feet
Web Site	RiverGate-Mall.com

Mall Facts RiverGate Mall anchors the northern quadrant of Nashville's retail arena and is home to more than 150 specialty stores including Abercrombie & Fitch, Aéropostale, American Eagle Outfitters, Bath & Body Works, Buckle, The Children's Place, Express, Gymboree, Hollister Co., Justice, Kay Jewelers, New York & Company, PacSun and Victoria's Secret.

New specialty retailers include rue21 and Incredible Dave's, the premier entertainment destination. Newly expanded and/or remodeled stores include Victoria's Secret, Auntie Anne's, C&C Shirtworks, Claire's, Deb, Gold Valley, MasterCuts, Sport Seasons and Trade Secret.

The Village at RiverGate, a 166,000 square-foot associated center, is located adjacent to the mall and is anchored by Target. The RiverGate Mall complex also features Rafferty's, Chick-fil-A and Carmike Cinema.

Trade Area Facts RiverGate Mall's trade area is one of the fastest growing areas in Nashville that encompasses the middle and northern parts of Davidson County, including the city of Nashville and all or parts of eight surrounding counties. Approximately one mile from the mall is Sumner County, the state's largest and fastest area of growth.

RiverGate Mall is ten miles from the heart of downtown Nashville whose MSA comprises more than 1.5 million people and has increased in population by 29% over the last ten years.

Tourism is a major draw to Nashville boasting more than 12 million visitors in 2010, where visitors to Davidson County alone spent \$3.8 billion. Several attractions draw tourists to the area including the Country Music Hall of Fame, the new Grand Ole Opry located near the Opryland Hotel and Resort, LP Field (home of the NFL's Tennessee Titans), Bridgestone Arena (home of the NHL's Nashville Predators), the Nashville Zoo, the Frist Center for Visual Arts, the Adventure Science Center and the Ryman Auditorium, the original home of the Grand Ole Opry.

There are several national companies headquartered or doing major business in Goodlettsville including Associated Wholesale Grocers, Dollar General Corporation, GFS Foods, General Electric, Provoost Motor Coach and Tyson Foods.

There are more than 21 fully-accredited, four-year colleges and universities and 15 major surgical hospitals within RiverGate Mall's trade area.

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Demographics

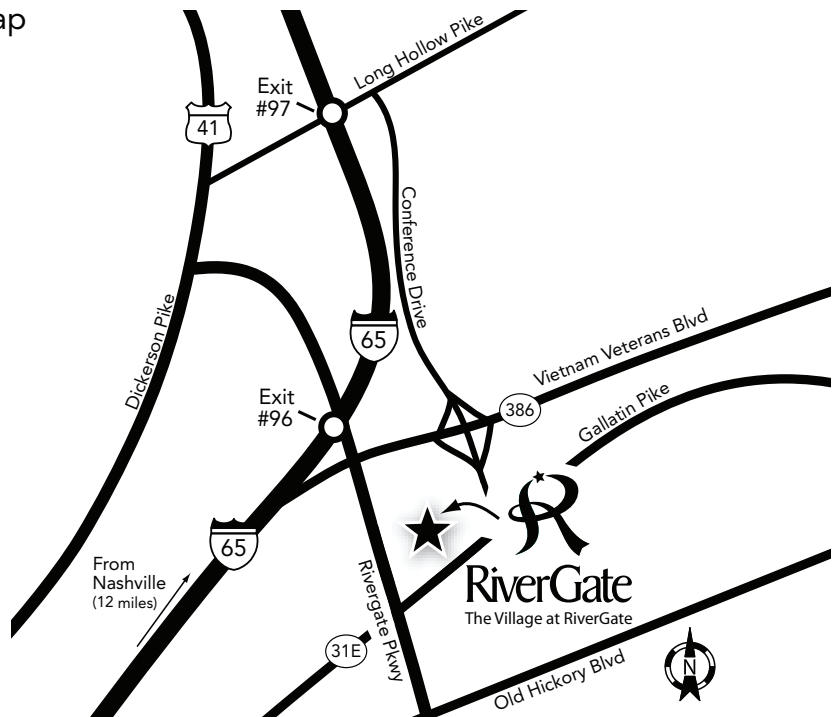
Population Trends	Primary Trade Area	Secondary Trade Area	Total Trade Area
2015 Projection	382,271	413,533	795,804
2010 Estimate	360,451	379,846	740,297
2000 Census	314,440	326,942	641,382
2010 - 2015 % Change	6.05%	8.87%	7.50%

Average Household Income	Primary Trade Area	Secondary Trade Area	Total Trade Area
2015 Projection	\$65,700	\$65,513	\$65,602
2010 Estimate	\$61,610	\$60,210	\$60,892
2010 - 2015 % Change	6.64%	8.81%	7.74%

Median Age	Primary Trade Area	Secondary Trade Area	Total Trade Area
2010 Estimate	38	37	37

Source: 2000 Census; Scan/US 2010/2015 Estimates

Location Map



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