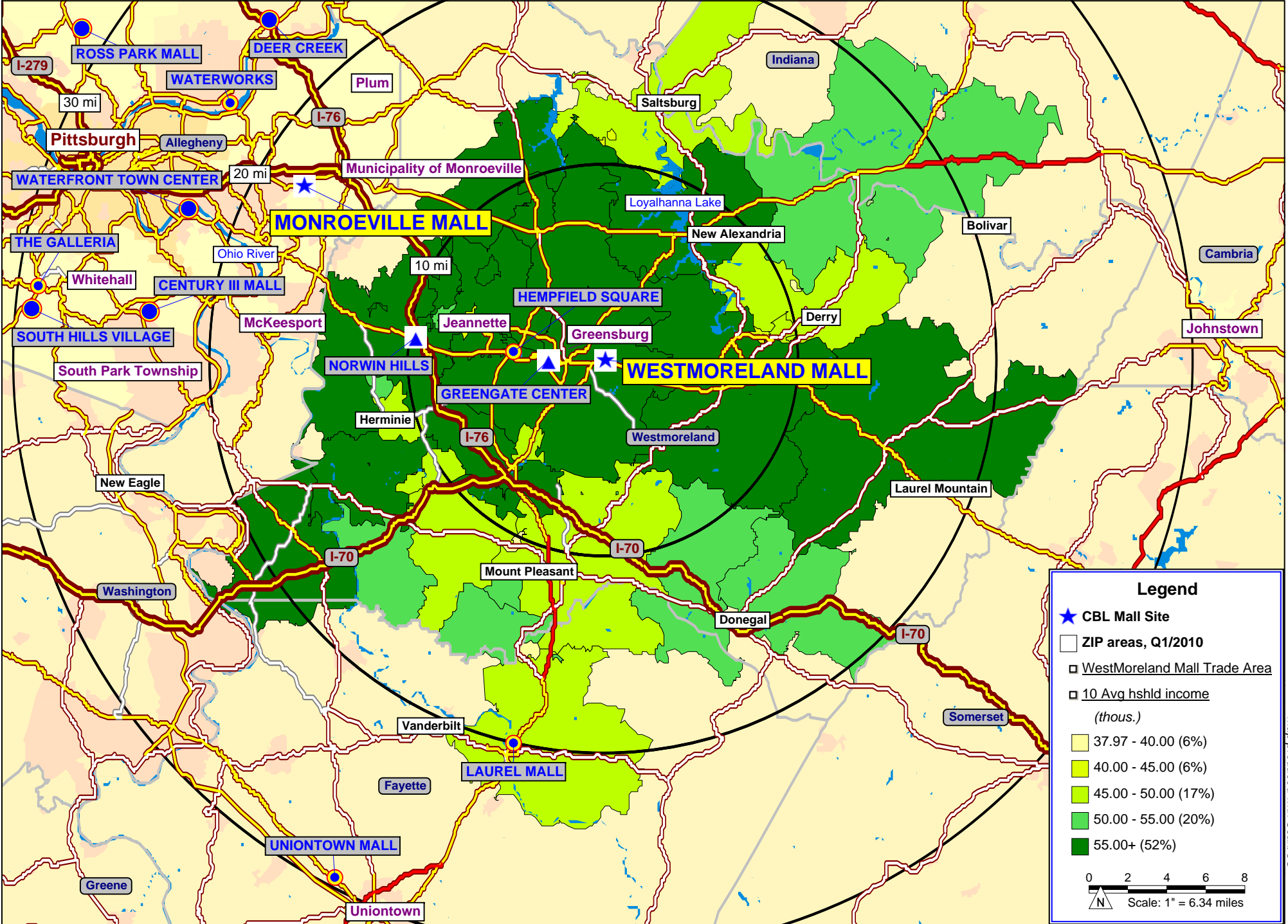


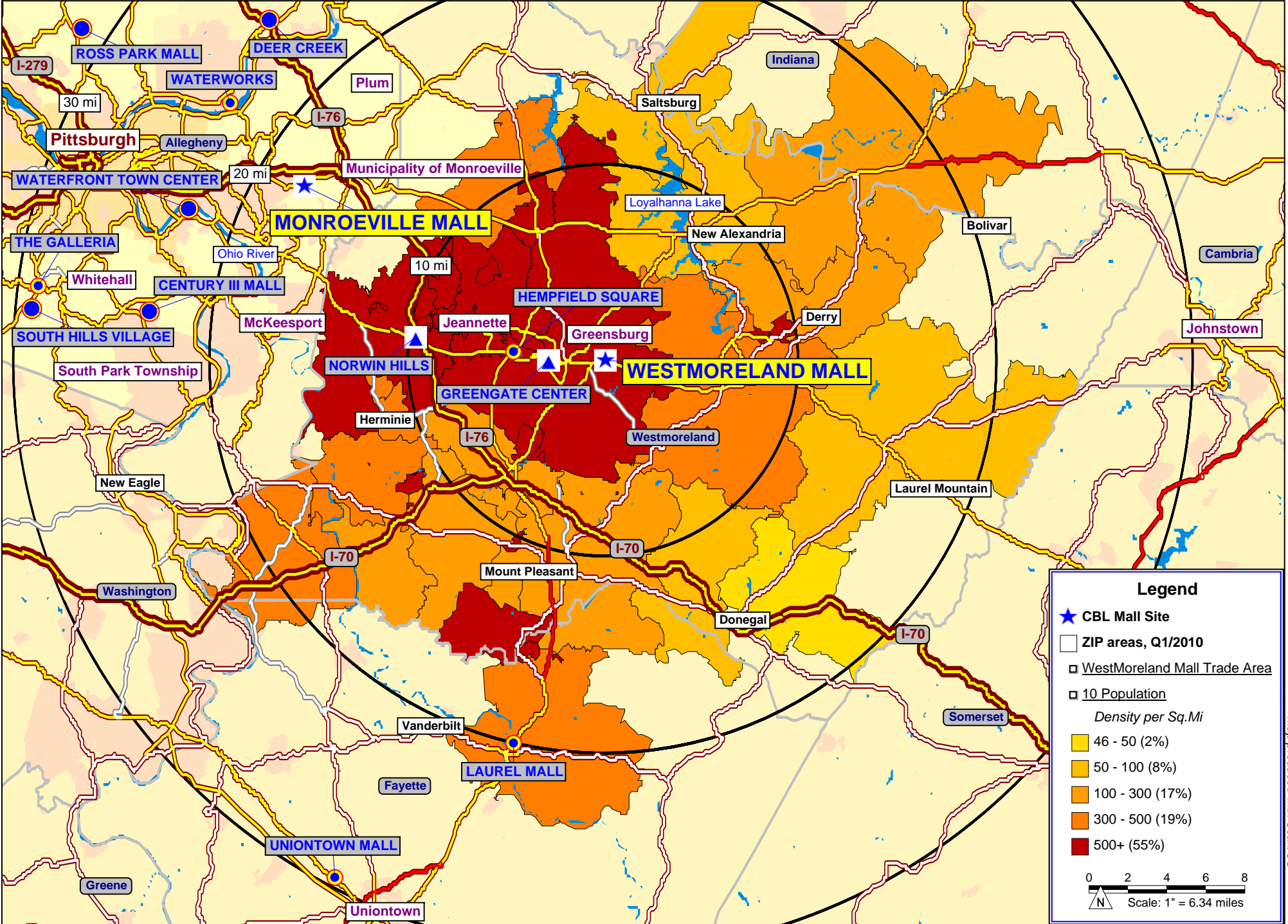
Pittsburgh (Greensburg), PA

Map produced with Scan/US



Pittsburgh (Greensburg), PA

Map produced with Scan/US



Legend

- ★ CBL Mall Site
- ZIP areas, Q1/2010
- ▭ WestMoreland Mall Trade Area
- ▭ 10 Population

Density per Sq.Mi

Lightest Yellow	46 - 50 (2%)
Yellow	50 - 100 (8%)
Light Orange	100 - 300 (17%)
Orange	300 - 500 (19%)
Dark Red	500+ (55%)

0 2 4 6 8
 N Scale: 1" = 6.34 miles

Map produced with Scan/US

CBL 2010 Custom Demographic Comparison

Westmoreland Mall- Pittsburgh (Greensburg), PA
Westmoreland County (Lat/Log: 40.30150 / -79.50905)

CBL & Associates Properties, Inc.

10/04/2010

Zip areas, ©2010 Scan/Us

	Primary Trade Area		Secondary Trade Area		Total Trade Area*	
Population Trends						
2015 Projection	122,622		182,508		305,130	
2010 Estimate	123,970		184,266		308,236	
2000 Census	127,032		188,522		315,554	
1990 Census	127,826		185,074		312,900	
2010 - 2015 % Change	-1.09%		-0.95%		-1.01%	
2000 - 2010 % Change	-2.41%		-2.26%		-2.32%	
1990 - 2000 % Change	-0.62%		1.86%		0.85%	
2010 Estimated Race						
White	118,797	95.83%	179,417	97.37%	298,214	96.75%
Black	3,033	2.45%	2,581	1.40%	5,614	1.82%
American Indian	134	0.11%	182	0.10%	316	0.10%
Asian/Pacific Islander	941	0.76%	918	0.50%	1,859	0.60%
Other Race/Multi-Racial	1,065	0.86%	41	0.02%	66	0.02%
Hispanic Population	1,067	0.86%	1,168	0.63%	2,235	0.73%
2010 Est. Population By Age						
< 5 Years	5,835	4.71%	9,538	5.18%	15,373	4.99%
5 - 9 Years	5,713	4.61%	9,377	5.09%	15,090	4.90%
10 - 14 Years	6,440	5.19%	10,421	5.66%	16,861	5.47%
15 - 19 Years	7,853	6.33%	11,156	6.05%	19,009	6.17%
20 - 24 Years	8,377	6.76%	10,453	5.67%	18,830	6.11%
25 - 34 Years	14,176	11.44%	21,522	11.68%	35,698	11.58%
35 - 44 Years	14,748	11.90%	23,460	12.73%	38,208	12.40%
45 - 54 Years	19,643	15.84%	28,995	15.74%	48,638	15.78%
55 - 64 Years	17,389	14.03%	26,362	14.31%	43,751	14.19%
65 - 74 Years	11,234	9.06%	16,779	9.11%	28,013	9.09%
75 - 84 Years	8,174	6.59%	10,862	5.89%	19,036	6.18%
85+ Years	4,388	3.54%	5,341	2.90%	9,729	3.16%
Median Age	44		43		44	
Average Household Income						
2015 Projection	\$66,836		\$62,947		\$64,528	
2010 Estimate	\$61,022		\$57,515		\$58,940	
2000 Census	\$47,473		\$45,553		\$46,334	
2010 - 2015 % Change	9.53%		9.44%		9.48%	
2000 - 2010 % Change	28.54%		26.26%		27.21%	
2010 Est. HH Income Distribution						
Under \$25,000	14,130	27.0%	21,517	28.1%	35,647	27.6%
\$25,000 - \$34,999	6,107	11.6%	9,040	11.8%	15,147	11.7%
\$35,000 - \$49,999	8,122	15.5%	11,852	15.5%	19,974	15.5%
\$50,000 - \$74,999	10,152	19.4%	15,099	19.7%	25,251	19.6%
\$75,000 - \$99,999	6,018	11.5%	9,214	12.0%	15,232	11.8%
\$100,000 and Over	7,897	15.1%	9,840	12.9%	17,737	13.8%
Total Over \$35,000	32,189	61.4%	46,005	60.1%	78,194	60.6%
Total Over \$50,000	24,067	45.9%	34,153	44.6%	58,220	45.1%
Total Over \$75,000	13,915	26.5%	19,054	24.9%	32,969	25.6%
Total Over \$100,000	7,897	15.1%	9,840	12.9%	17,737	13.8%

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

SiteFacts® Comparison: 2010

Westmoreland Mall- Pittsburgh (Greensburg), PA

CBL & Associates Properties, Inc.

Westmoreland County (Lat/Log: 40.30150 / -79.50905)

10/04/2010

Zip areas, ©2010 Scan/Us

		Primary Trade Area		Secondary Trade Area		Total Trade Area	
Population	2010	123,970		184,266		308,236	
Trends:	2015	122,622		182,508		305,130	
	2000	127,032		188,522		315,554	
	1990	127,826		185,074		312,900	
Race & Ethnicity:	White	118,797	95.8%	179,417	97.4%	298,214	96.7%
	Black	3,033	2.4%	2,581	1.4%	5,614	1.8%
	American Indian	134	0.1%	182	0.1%	316	0.1%
	Asian	916	0.7%	877	0.5%	1,793	0.6%
	Pacific Islander	25	0.0%	41	0.0%	66	0.0%
	Other/Multi-Racial	1,065	0.9%	1,168	0.6%	2,233	0.7%
Hispanic Population:		1,067	0.9%	1,168	0.6%	2,235	0.7%
Gender:	Male	60,075	48.5%	90,156	48.9%	150,231	48.7%
	Female	63,895	51.5%	94,110	51.1%	158,005	51.3%
Median Age		44.2		43.4		43.7	
Education:	Population, 25+	89,752	72.4%	133,321	72.4%	223,073	72.4%
	No HS Diploma	7,320	8.2%	12,829	9.6%	20,149	9.0%
	HS Graduate	35,515	39.6%	57,701	43.3%	93,216	41.8%
	College, No Degree	14,686	16.4%	21,922	16.4%	36,608	16.4%
	College, Associate Degree	8,933	10.0%	12,773	9.6%	21,706	9.7%
	College Degree	15,343	17.1%	19,033	14.3%	34,376	15.4%
	Graduate/Professional Degree	7,955	8.9%	9,063	6.8%	17,018	7.6%
Household	Total Households	52,426		76,562		128,988	
Income	\$0 - \$24,999	14,130	27.0%	21,517	28.1%	35,647	27.6%
	\$25,000 - \$49,999	14,229	27.1%	20,892	27.3%	35,121	27.2%
	\$50,000 - \$74,999	10,152	19.4%	15,099	19.7%	25,251	19.6%
	\$75,000 - \$99,999	6,018	11.5%	9,214	12.0%	15,232	11.8%
	\$100,000 +	7,897	15.1%	9,840	12.9%	17,737	13.8%
Average HH Income :		\$61,022		\$57,515		\$58,940	
Median HH Income :		\$46,261		\$45,023		\$45,526	
Average HH Size :		2.2		2.4		2.3	
Annual Expenditures (\$000):		\$2,562,288.9		\$3,623,174.9		\$6,185,463.8	
	Housing Related	\$872,415.6	34.0%	\$1,237,180.0	34.1%	\$2,109,595.5	34.1%
	Transportation Related	\$453,797.6	17.7%	\$643,572.3	17.8%	\$1,097,369.9	17.7%
	Food At Home	\$180,850.8	7.1%	\$259,831.1	7.2%	\$440,681.9	7.1%
	Food At Restaurants	\$142,826.0	5.6%	\$202,703.2	5.6%	\$345,529.2	5.6%
	Life Insurance & Pensions	\$280,459.7	10.9%	\$387,502.2	10.7%	\$667,962.0	10.8%
	Entertainment	\$122,612.4	4.8%	\$171,842.2	4.7%	\$294,454.6	4.8%
	Healthcare	\$147,805.5	5.8%	\$212,587.1	5.9%	\$360,392.6	5.8%
	Apparel & Related Services	\$100,361.5	3.9%	\$141,704.1	3.9%	\$242,065.6	3.9%
	Other Expenditures	\$261,159.7	10.2%	\$366,252.7	10.1%	\$627,412.4	10.1%
Annual Expenditures/HH:		\$48,874		\$47,323		\$47,954	
Daytime	Establishments	6,442		7,073		13,515	
Population	Industrial	872	13.5%	1,216	17.2%	2,088	15.4%
	Manufacturing	261	4.1%	356	5.0%	617	4.6%
	Commercial	2,313	35.9%	2,602	36.8%	4,915	36.4%
	Office	2,026	31.4%	1,725	24.4%	3,751	27.8%
	Other	894	13.9%	1,074	15.2%	1,968	14.6%
Total Employees:		76,794		72,440		149,234	

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

Page 1 of 1



Westmoreland Mall- Pittsburgh (Greensburg), PA

Westmoreland County (Lat/Log: 40.30150 / -79.50905)

Zip areas, ©2010 Scan/Us

Demographic Summary

	Primary Trade Area	Secondary Trade Area	Total Trade Area	
Population Trends				
2015 Projection	122,622	182,508	305,130	
2010 Estimate	123,970	184,266	308,236	
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2000 - 2009 % Change	-2.41%	-2.26%	-2.32%	
1990 - 2000 % Change	-0.62%	1.86%	0.85%	
				Total Trade Area 2015 Projections
2010 Population	123,970	184,266	308,236	305,130
Estimated Race				
White	118,797 95.8%	179,417 97.4%	298,214 96.7%	293,878 96.3%
Black	3,033 2.4%	2,581 1.4%	5,614 1.8%	6,169 2.0%
Am. Indian	134 0.1%	182 0.1%	316 0.1%	340 0.1%
Asian	916 0.7%	877 0.5%	1,793 0.6%	1,981 0.6%
Pacific Islander	25 0.0%	41 0.0%	66 0.0%	72 0.0%
Other/Multi-Racial	1,065 0.9%	1,168 0.6%	2,233 0.7%	2,690 0.9%
Hispanic Population	1,067 0.9%	1,168 0.6%	2,235 0.7%	2,654 0.9%
Gender				
Male	60,075 48.5%	90,156 48.9%	150,231 48.7%	149,190 48.9%
Female	63,895 51.5%	94,110 51.1%	158,005 51.3%	155,940 51.1%
Median Age				
Male	44.2	43.4	43.7	44.4
Female	42.0	41.9	41.9	42.6
	46.2	44.9	45.4	46.1
2010 Total Households	52,426	76,562	128,988	130,352
Households by Income Level				
< -\$9,999	3,643 6.9%	5,348 7.0%	8,991 7.0%	8,083 6.2%
\$10,000-\$14,999	3,748 7.1%	5,758 7.5%	9,506 7.4%	9,160 7.0%
\$15,000-\$19,999	3,413 6.5%	5,045 6.6%	8,458 6.6%	7,910 6.1%
\$20,000-\$24,999	3,326 6.3%	5,366 7.0%	8,692 6.7%	8,209 6.3%
\$25,000-\$29,999	3,185 6.1%	4,950 6.5%	8,135 6.3%	7,639 5.9%
\$30,000-\$34,999	2,922 5.6%	4,090 5.3%	7,012 5.4%	6,450 4.9%
\$35,000-\$39,999	2,796 5.3%	4,440 5.8%	7,236 5.6%	6,958 5.3%
\$40,000-\$49,999	5,326 10.2%	7,412 9.7%	12,738 9.9%	12,422 9.5%
\$50,000-\$59,999	4,317 8.2%	7,005 9.1%	11,322 8.8%	11,131 8.5%
\$60,000-\$74,999	5,835 11.1%	8,094 10.6%	13,929 10.8%	14,593 11.2%
\$75,000-\$99,999	6,018 11.5%	9,214 12.0%	15,232 11.8%	17,020 13.1%
\$100,000-\$124,999	3,553 6.8%	4,860 6.3%	8,413 6.5%	9,713 7.5%
\$125,000-\$149,999	2,057 3.9%	2,474 3.2%	4,531 3.5%	5,511 4.2%
\$150,000-\$199,999	1,530 2.9%	1,778 2.3%	3,308 2.6%	3,952 3.0%
\$200,000-\$249,000	325 0.6%	300 0.4%	625 0.5%	732 0.6%
\$250,000+	432 0.8%	428 0.6%	860 0.7%	869 0.7%
Average HH Income	\$61,022	\$57,515	\$58,940	\$64,528
Median HH Income	\$46,261	\$45,023	\$45,526	\$49,325
Average HH Size	2.2	2.4	2.3	2.3
Average Family Size	2.8	2.9	2.9	2.9
Total Housing Units				
Vacant	4,682 8.2%	7,596 9.0%	12,278 8.7%	12,450 8.7%
Owned	38,591 67.6%	59,873 71.1%	98,464 69.7%	99,492 69.7%
Rental	13,835 24.2%	16,689 19.8%	30,524 21.6%	30,860 21.6%

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