



DELIVERING A PRIME LOCATION

THE PAVILION AT PORT ORANGE
PORT ORANGE, FLORIDA

CBL

THE PAVILION AT PORT ORANGE

FACTS

Project Size	550,000 ± sq. ft.
Belk	76,000 ± sq. ft.
Marshalls/HomeGoods	50,000 ± sq. ft.
Hollywood Theaters	45,000 ± sq. ft.
Michaels	21,000 ± sq. ft.
PETCO	13,500 ± sq. ft.
Office Space	34,000 ± sq. ft.
Small Shop GLA	190,000 ± sq. ft.
Total Acreage	73 ± acres
Peripheral Property	7.06 ± acres
Restaurant Pads	5

ABOUT THE PAVILION AT PORT ORANGE

The Pavilion at Port Orange is an open-air shopping destination located in Port Orange, Florida, just south of Daytona Beach, at the intersection of I-95, Taylor Road and Williamson Boulevard off Dunlawton Avenue. The center is scheduled to open March 2010.

Anchored by Belk fashion department store, The Pavilion will offer a shopping, entertainment and dining experience with an exciting boardwalk feel. The Pavilion features a 14-screen Hollywood Theaters (opened October 2009), large format stores, as well as prominent lifestyle retailers and a relaxing restaurant district that will offer new dining opportunities to the area. To further draw shoppers to this development, The Pavilion will feature a covered play area, walking trails surrounding the water, decorative fountains and an outdoor community performance venue. The Pavilion will also feature second-story office space.



PORT ORANGE, FL (VOLUSIA COUNTY)



DEMOGRAPHIC SNAP-SHOT

Population Trends	Trade Area
2013 Projection	540,000
2008 Estimate	498,000
Projected Population Growth	
2008 - 2013	8.6%
Average HH Income	
2008 Estimate	\$58,800
Income Distribution	
Over \$75,000	23.3%
Over \$50,000	43.3%
Over \$35,000	61.1%
Median Age	
	43

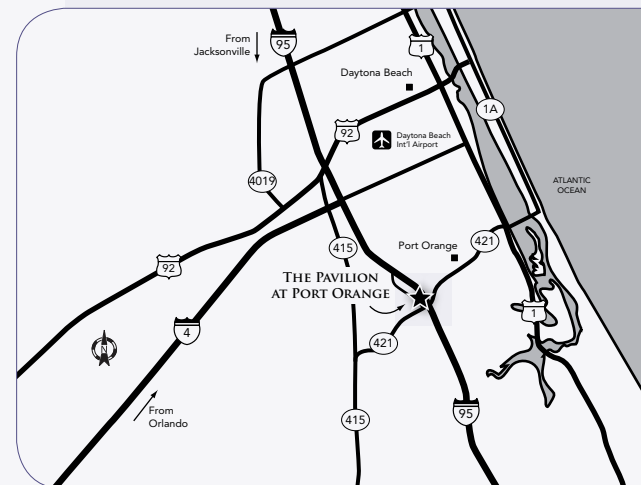
ABOUT THE TRADE AREA

More than \$4 billion in new residential and commercial construction has been infused into the Volusia County economy over the past three years.

Tourism is the area's leading industry, hosting more than eight million visitors annually. Area attractions include Daytona International Speedway, NASCAR's headquarters, and the area's famous beaches. Tourism generates an average of \$4 billion for local businesses each year.

There are eight colleges and universities in the Port Orange trade area including Embry-Riddle Aeronautical University, Bethune-Cookman, Florida Institute of Technology, Keiser College and the Port Orange campus of Nova University and Daytona Beach Community College with a total annual enrollment of more than 34,000 students.

Venetian Bay Town and Country Club is currently under construction just south of The Pavilion. This 1,600-home town center community will feature a Mediterranean township theme built around a championship golf course, a grocery store, doctor's offices and various other multi-use buildings.



Subject to Change. 12/09

A joint venture of CBL & Associates Properties, Inc. and The Benchmark Group

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