



DELIVERING A PRIME LOCATION

THE PROMENADE
D'IBERVILLE, MS (BILOXI/GULFPORT)

CBL

THE PROMENADE

FACTS

| | |
|-----------------------|-------------------|
| Project Size | 700,000 ± sq. ft. |
| Featured Retailers | |
| Target | 132,000 ± sq. ft. |
| Anchor B | 87,000 ± sq. ft. |
| Dick's Sporting Goods | 50,000 ± sq. ft. |
| Best Buy | 30,000 ± sq. ft. |
| Marshalls | 28,000 ± sq. ft. |
| Michaels | 21,000 ± sq. ft. |
| Small Shop GLA | 80,000 ± sq. ft. |
| Total Acreage | 71 ± acres |
| Peripheral Property | 13 pads |

ABOUT THE PROMENADE

The Promenade, a 700,000 square foot power center opening in fall 2009, will feature eleven anchors and more than 80,000 square feet of specialty shops and restaurants.

The center is situated on 72 acres at the northwest corner of I-10 and I-110, where more than 120,000 cars pass by each day. The surrounding market population of more than 320,000 has been underserved by retail since the devastation of Hurricane Katrina in 2005. The Promenade will create in excess of an estimated 1,000 new jobs and produce more than \$185 million in annual retail sales.



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DEMOGRAPHIC SNAP-SHOT

| Population Trends | Trade Area |
|---------------------|------------|
| 2013 Projection | 309,724 |
| 2008 Estimate | 300,574 |
| Average HH Income | |
| 2008 Estimate | \$57,824 |
| Income Distribution | |
| Over \$50,000 | 46.0% |
| Over \$35,000 | 63.3% |
| Median Age | 38 |

ABOUT THE TRADE AREA

The Biloxi/Gulfport region of Mississippi is one of the fastest growing areas on the Gulf Coast since Hurricane Katrina and is also experiencing tremendous residential growth.

Five miles south of The Promenade, Keesler Air Force Base trains 40,000 students annually and is home of Keesler Medical Center, the second largest Air Force medical facility in the U.S. Keesler is the single largest employer in the area and its economic impact on Mississippi's Gulf Coast is over \$1.1 billion.

Nearby Biloxi draws millions of people to its casinos annually and D'Iberville has approved plans for the Royal D'Iberville Casino & Hotel, a \$250 million dollar, 30-acre casino.



Subject to Change. 09/09

A joint venture of CBL & Associates Properties, Inc. and Forum Development Group, LLC

CBL & Associates Properties, Inc.

cblproperties.com

Corporate Office

CBL Center, Suite 500
2030 Hamilton Place Boulevard
Chattanooga, TN 37421-6000
423.855.0001

Boston Regional Office

Watermill Center, Suite 395
800 South Street
Waltham, MA 02453-1457
781.647.3330

Dallas Regional Office

Atrium at Office Center, Suite 750
1320 Greenway Drive
Irving, TX 75038-2503
214.596.1195

St. Louis Regional Office

1200 Chesterfield Mall
Chesterfield, MO 63017-4841
636.536.0581

NYSE: CBL

CONTACT INFORMATION

Development

Jennifer Greer
423.510.2519
Jennifer_Greer@cblproperties.com

Leasing

Jamey Flegal
423.553.8792
Jamey_Flegal@cblproperties.com

Peripheral Property

Robert Snetman
423.490.8333
Robert_Snetman@cblproperties.com

