



DELIVERING A PRIME LOCATION

SETTLERS RIDGE

PITTSBURGH (ROBINSON TOWNSHIP), PA

CBL

SETTLERS RIDGE

FACTS

Project Size	600,000 sq. ft.
Featured Retailers	
Giant Eagle Market District	150,000 ± sq. ft.
Cinemark	53,400 ± sq. ft.
LA Fitness	38,000 ± sq. ft.
Barnes & Noble	30,000 ± sq. ft.
REI	26,500 ± sq. ft.
P.F. Chang's	6,200 ± sq. ft.
Small Shop GLA	150,000 ± sq. ft.
Total Acreage	77 ± acres

ABOUT SETTLERS RIDGE

Settlers Ridge, a 600,000 square foot regional shopping center development, features a 150,000 square foot Giant Eagle Market District, REI, LA Fitness, Barnes & Noble, a 16-screen Cinemark theater, and a P.F. Chang's plus numerous specialty retailers and restaurants. The center also features a Courtyard by Marriott. Settlers Ridge opened October 2009.

Settlers Ridge has easy access and excellent visibility from Parkway West 22/30 (future I-376) via the Settlers Cabin/Ridge Road interchange. There are two access points with traffic lights along Campbells Run Road plus access to PA 60 and I-79 via Church Hill Road.



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DEMOGRAPHIC SNAP-SHOT

Population Trends	Trade Area
2008 Estimate	315,200
Average HH Income	
2013 Projection	\$72,700
2008 Estimate	\$63,300
Income Distribution	
Over \$50,000	50.3%
Over \$35,000	65.4%
Median Age	43

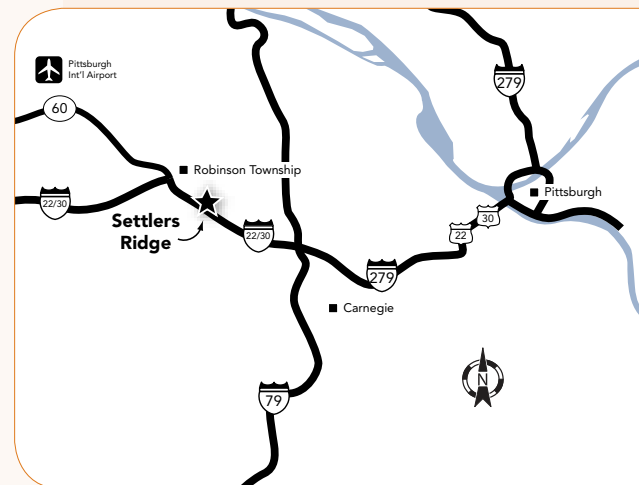
ABOUT THE TRADE AREA

Settlers Ridge is located on a 77-acre site in Robinson Township, eight miles west of downtown Pittsburgh. The center is strategically located at the hub of more than 4.5 million square feet of retail space including The Mall at Robinson, IKEA and major national boxes.

Settlers Ridge is in close proximity to Pittsburgh's largest concentration of office space outside of the downtown area with more than 8.5 million square feet. Nearly 30% of the 2.5 million people living in the Pittsburgh market can reach this office district within a 20-minute drive time.

Convenient to downtown and the airport, there are more than 26 hotels and convention centers within a 5-mile radius of Settlers Ridge, 16 of which are within a mile of the site.

Major businesses that are headquartered in the immediate vicinity of Settlers Ridge that feed the retail and residential markets and daytime populations include Bayer Corporation, FedEx Ground, and Dick's Sporting Goods.



Subject to change. 11/09

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