

Key Retailers
 Bath & Body Works
 Champs Sports
 Journeys
 PacSun
 Spencer's
 the SHOE DEPT.

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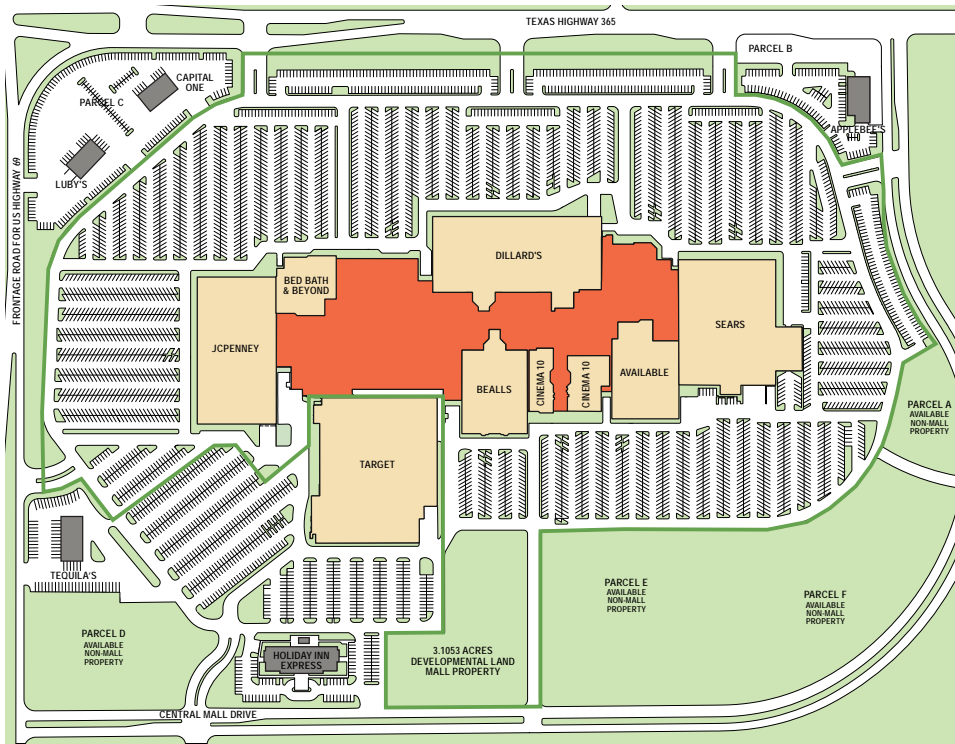
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Center at a Glance

- Strong anchor lineup including Target, Dillard's, JCPenney, Sears, Bealls and Bed Bath & Beyond
- Central Mall is home to key retailers such as Bath & Body Works, PacSun, Journeys, rue21, Champs Sports, Kay Jewelers and the newly opened Spencer's
- Full service restaurants include Casa Ole and Jason's Deli, generating over \$4 million in gross revenue
- Outparcels include Applebee's, Capital One, Luby's Cafeteria, Holiday Inn Express, and a brand new Tequila's Mexican Restaurant opening Spring 2011
- \$20 million mall renovation in 2006 featuring many newly remodeled tenants and a new children's soft play area
- The mall features a ten-screen stadium seating Dickinson Theatre, the only theatre in the market
- Local petrochemical and refinery developments totaling \$12.5 billion are planned over the next several years including the expansion of Motiva Enterprises making it the largest refinery in the country and one of the largest in the world
- Excellent location at intersection of two major highways in the heart of the area's retail hub with over 96,000 cars passing daily
- Lamar University has campuses in Beaumont and Port Arthur with a combined enrollment of over 17,000 students. Central Mall is conveniently located between the two campuses
- Major employers include ExxonMobil, BASF, DuPont, Valero, Entergy, Goodyear Tire & Rubber, Chevron Phillips, Total Petrochemical and Motiva Enterprises





Site Plan

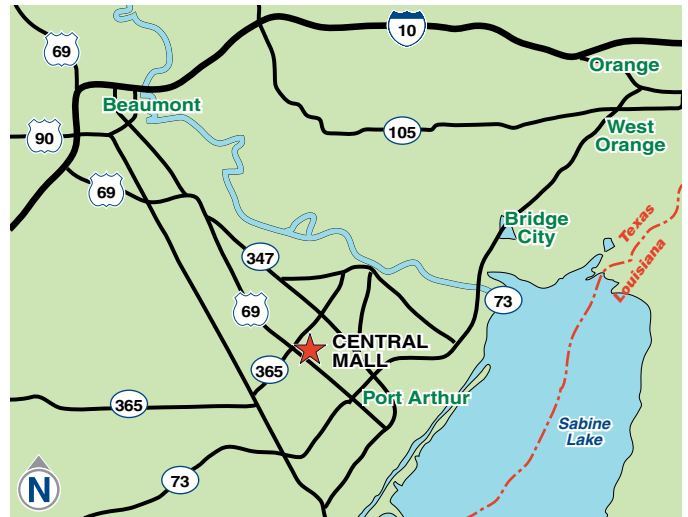
Central Mall

Statistics & Demographics

Property Data		
Opening Date	1982	
Renovation Date	2006	
Site	71.29 acres	
Parking	4,229 spaces	
Total Stores	64	
Leasable Area		
Total Mall GLA	705,158 s.f.	
Mall Shops	183,672 s.f.	
Dickinson Theatre	26,425 s.f.	
Outparcels	3.1053 acres	
Anchors (Total)	495,061 s.f.	
Sears	101,550 s.f.	
Dillard's	97,652 s.f.	
JCPenney	85,172 s.f.	
Target	124,000 s.f.	
Bealls	42,369 s.f.	
Available	44,318 s.f.	
Trade Area		
	Primary	Total
Population	244,486	318,939
Total Households	89,015	117,991
Avg. Household Income	\$57,668	\$58,860
Median Age	36 yrs.	36 yrs.

Source: DemographicsNow - 2010

Location Map



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