

Executive Summary

There are many reasons to consider Springfield as a retail location.

Springfield has a highly diversified economic base, with manufacturing, higher education, health care, service, tourism and retail all interconnected to support economic growth.

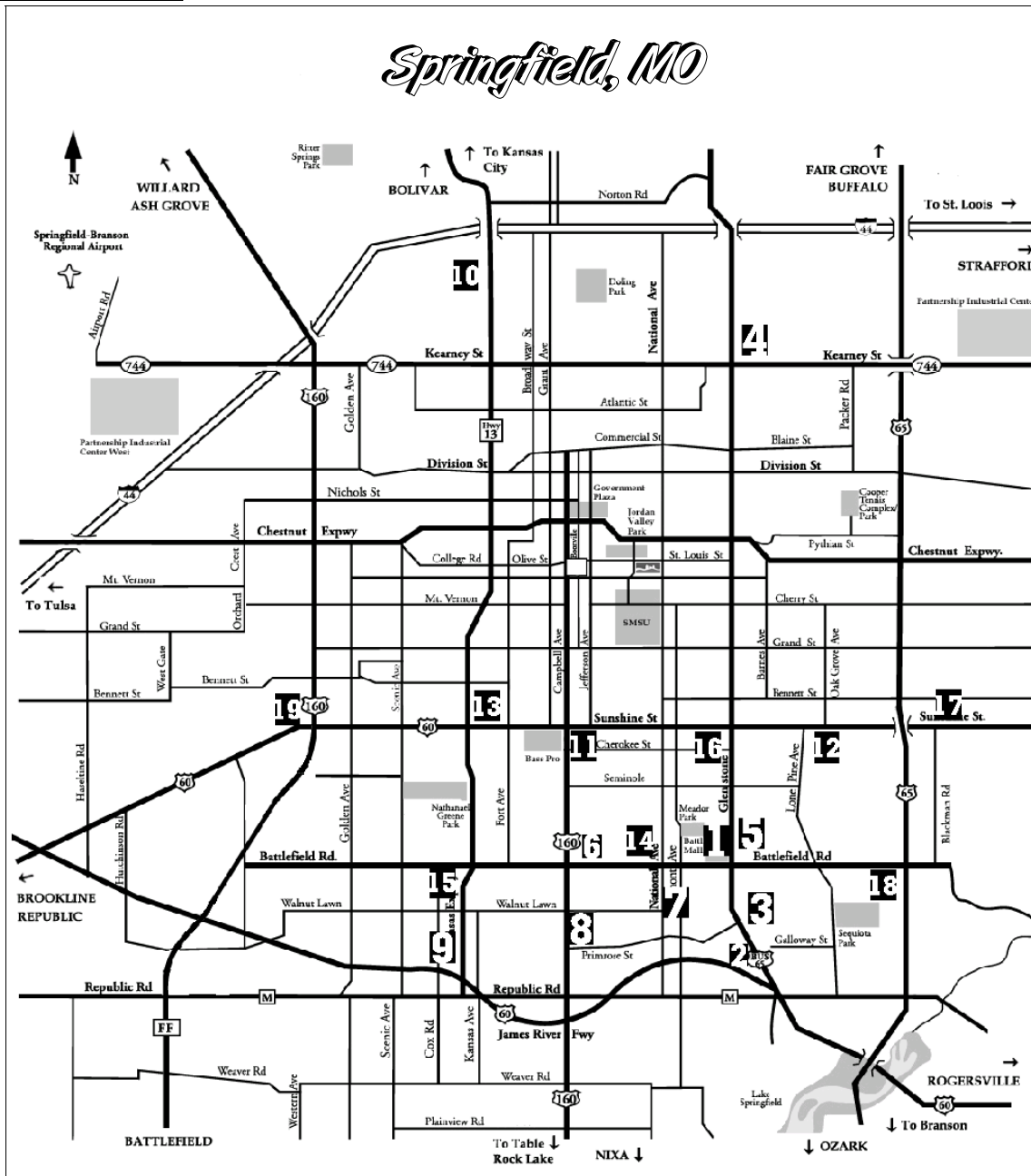
The population of the Springfield MSA is 398,124 which represents a 2.2% annual growth rate.

The current year to date total workforce for the Springfield Metropolitan Statistical Area is 219,469.

Per capita income in the MSA is \$27,012 which is a 3% increase since the last reporting period.

The most significant increase in new retail development in Springfield has occurred in the southern part of the city.

At the end of the second quarter of 2006 a sampling of the largest retail centers in Springfield totaled 4,432,887 leasable square feet. The average occupancy rate was 91.7%, which is an increase of 0.7%. The average rental rate was \$11.86, which is an increase since the first quarter of 2006.



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|---------------------------|------------------------|---------------------|---------------------------------|
| 1 Battlefield Mall | 6 Battlefield Plaza | 11 Sunshine Corners | 16 Plaza Towers Shopping Center |
| 2 James River Town Center | 7 Kelly Plaza | 12 Southern Hills | 17 Eastgate Plaza |
| 3 Primrose Marketplace | 8 Kickapoo Corners | 13 Elfindale Center | 18 Fax Grape Plaza |
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Battlefield Mall



Building Address: 2825 South Glenstone
Type of Retail Space: Mall, multi-tenant
Year Built: 1970
Total Leasable Square Feet: 1,194,000
Current Occupancy: 99%
Asking Rents by Sq. Foot: \$35.00
Gross/Net Lease: Net
Net Charges: \$16.50

Center Anchors: Dillard's, Famous Barr, Sears, J C Penny

Area Anchors: Barnes & Noble, Toys R Us, McDonald's, Firestone, Marshall's

James River Town Center



Building Address: NWC of Glenstone Avenue and James River Freeway
Type of Retail Space: Power center
Year Built: 1994 to 2000
Total Leasable Square Feet: 445,000
Current Occupancy: 100%
Asking Rents by Sq. Foot: Low: \$14.00—\$17.00
Gross/Net Lease: Net
Net Charges: \$2.40

Center Anchors: Wal-Mart SuperCenter, Kohl's, Home Depot

Area Anchors: Staples, Wendy's, McDonald's, Michael's, Dollar Tree

Primerose Marketplace



Building Address: 3300-3500 South Glenstone
Type of Retail Space: Power center
Year Built: 1994
Total Leasable Square Feet: 367,276
Current Occupancy: 97%
Asking Rents by Sq. Foot: \$14.00
Gross/Net Lease: Net
Net Charges: \$3.00

Center Anchors: JC Penny Home Center, Bed Bath & Beyond, Best Buy, TJ Maxx

Area Anchors: Lowe's, Target, Circuit City

North Town Mall



Building Address: NEC Glenstone Avenue and Kearney Street

Type of Retail Space: Class C Mall

Year Built: 1978

Total Leasable Square Feet: 275,793

Current Occupancy: 67% includes Wal-Mart

Asking Rents by Sq. Foot: \$6.00

Gross/Net Lease: Gross & Net

Net Charges: \$2.30

Center Anchors: Wal-Mart SuperCenter

Area Anchors: Applebee's, Hawthorn Hotel, Holiday Inn North, K-Mart

The Brentwood Center North



Building Address: 2620-2752 South Glenstone

Type of Retail Space: Neighborhood center across from Battlefield Mall

Year Built: 1950's

Total Leasable Square Feet: 178,136

Current Occupancy: 96%

Asking Rents by Sq. Foot: \$12.50

Gross/Net Lease: Net

Net Charges: \$2.95 + merchant association fees

Center Anchors: Maxon's, Town & County, Burr's, Neff's

Area Anchors: Battlefield Mall, Bank of America, Barnes & Noble

Battlefield Plaza



Building Address: 303-321 East Battlefield Road

Type of Retail Space: Neighborhood center

Year Built: 1994

Total Leasable Square Feet: 157,360

Current Occupancy: 95%

Asking Rents by Sq. Foot: \$8.50

Gross/Net Lease: Net

Net Charges: \$1.96 estimated

Center Anchors: Food 4 Less, FedEx Kinko's, Big

Lots, Blockbuster Video

Area Anchors: Sprint, Lonestar Steakhouse, Imperial Plaza, US Bank, Walgreen's

Kelly Plaza



Building Address: 3200-3330 South National Ave,

Type of Retail Space: Neighborhood center

Year Built: 2000

Total Leasable Square Feet: 133,000

Current Occupancy: 77%

Asking Rents by Sq. Foot: \$10.00—\$15.00

Gross/Net Lease: Net **Net Charges:** \$2.30

Center Anchors: Jenny Craig, Big Fat Burritos, Progressive, Gold Minds

Area Anchors: Cox South Hospital, McLeod USA, New Horizons

Kickapoo Corners



Building Address: 3530-3750 South Campbell Ave. & 3533-3663 South Avenue

Type of Retail Space: Neighborhood center

Year Built: 1983

Total Leasable Square Feet: 117,818

Current Occupancy: 80%

Asking Rents by Sq. Foot: Low: \$9.00 High \$11.12

Gross/Net Lease: Net

Net Charges: \$1.75

Center Anchors: Starbucks, Missouri College of Cosmetology, Sir Gregory's, \$ Store

Area Anchors: Campbell 16 Cine, Reliable Chevrolet, Don Wessel

Chesterfield Village



Building Address: James River Freeway and Kansas Expressway

Type of Retail Space: Neighborhood center

Year Built: 1993

Total Leasable Square Feet: 93,895

Current Occupancy: 91%

Asking Rents by Sq. Foot: Low: \$10.50 High: \$13.50

Gross/Net Lease: Net

Net Charges: \$1.07

Center Anchors: Chesterfield Eyeworks, Buzbee Dental Clinic, Village Coffee

Area Anchors: Palace Movie Theatre, Schultz & Dooley's

Town & Country



Building Address: 2601-2719 North Kansas Exp.
Type of Retail Space: Neighborhood center
Year Built: 1978
Total Leasable Square Feet: 93,277
Current Occupancy: 91%
Asking Rents by Sq. Foot: Low: \$7.00—\$12.50, \$18.00 outparcels
Gross/Net Lease: Net
Net Charges: \$2.25
Center Anchors: Fashion Bug, Game Stop

Area Anchors: Wal-Mart SuperCenter, Hobby Lobby, Panera Bread, McAlister's Deli

Sunshine Corners



Building Address: 210-228 West Sunshine St. & 1840-1844 South Campbell Ave.
Type of Retail Space: Neighborhood center
Year Built: 1955, 1991
Total Leasable Square Feet: 74,389
Current Occupancy: 96%
Asking Rents by Sq. Foot: \$9.00
Gross/Net Lease: Net
Net Charges: \$0.97 to \$1.91
Center Anchors: McAlister's Deli, Shoe Cents, DEALS\$

Area Anchors: Bass Pro Shops, Wonders of Wildlife

Southern Hills



Building Address: 2920-3014 East Sunshine Street
Type of Retail Space: Neighborhood center
Year Built: 1978, 1985
Total Leasable Square Feet: 72,000
Current Occupancy: 100%

Asking Rents by Sq. Foot: \$7.25-\$7.50

Gross/Net Lease: Net

Net Charges: \$1.07

Center Anchors: Panera Bread, Price Cutter, Clary's, Dollar General

Area Anchors: Dillon's, Burger King

Elfindale Centre



Building Address: 1601-1701 West Sunshine St.
Type of Retail Space: Neighborhood center
Year Built: 1988
Total Leasable Square Feet: 56,372
Current Occupancy: 77%
Asking Rents by Sq. Foot: \$7.00 to \$12.00
Gross/Net Lease: Net
Net Charges: \$1.70
Center Anchors: H & R Block, Edward Jones, Elfindale Floral
Area Anchors: Dollar General, Cornerstone Church, Goodyear Tires

The Galleria



Building Address: 1550—1570 East Battlefield Rd.
Type of Retail Space: Neighborhood center
Year Built: 1981
Total Leasable Square Feet: 54,000
Current Occupancy: 94%
Asking Rents by Sq. Foot: Low: \$12.50 - \$15.23
Gross/Net Lease: Full service

Net Charges: n/a

Center Anchors: Panera Bread, McSalty's Restaurant, J Parrinos Pasta House

Area Anchors: Barnes & Noble, Hobby Lobby, Mardel

Kansas Station



Building Address: Kansas Expressway and Battlefield Road
Type of Retail Space: Neighborhood center
Year Built: 2000
Total Leasable Square Feet: 47,500

Current Occupancy: 85%

Asking Rents by Sq. Foot: \$8.00—\$10.00

Gross/Net Lease: Net

Net Charges: \$2.50

Center Anchors: UPS

Area Anchors: Grizzly, Dillon's, McDonald's, Video Update, KFC

Plaza Tower Center



Building Address: 1901-1935 South Glenstone Avenue
Type of Retail Space: Neighborhood center
Year Built: 1978
Total Leasable Square Feet: 34,400
Current Occupancy: 100%
Asking Rents by Sq. Foot: \$10.00+
Gross/Net Lease: Net **Net Charges:** \$1.00
Center Anchors: TCBY, Atlas Communications, Steak & Ale
Area Anchors: Osco, Empire Bank, Plaza Towers office building

Eastgate Plaza



Building Address: 3600 East Sunshine Street
Type of Retail Space: Neighborhood center
Year Built: 2000, 2002
Total Leasable Square Feet: 31,000
Current Occupancy: 76%
Asking Rents by Sq. Foot: \$13.50
Gross/Net Lease: Net
Net Charges: \$1.50
Center Anchors: State Beauty Supply, Cravin' Pizza, Scrambler's

Area Anchors: Sam's Wholesale Club, Kum-n-Go, Reliable Toyota/Lexus, Dairy Queen

Fox Grape Plaza

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McCloud

Building Address: 3250 East Battlefield Road
Type of Retail Space: Neighborhood center
Year Built: 1993
Total Leasable Square Feet: 27,760
Current Occupancy: 93%
Asking Rents by Sq. Foot: \$13.50
Gross/Net Lease: Modified gross
Net Charges: Tenant pays increases

Center Anchors: Price Cutter Plus, Alltel

Area Anchors: First Star Bank, Union Planters Bank Building

Wal-Mart at Sunshine and West By-Pass



Building Address: Sunshine Street and West By-Pass

Type of Retail Space: Neighborhood center

Year Built: 2002

Total Leasable Square Feet: 25,000

Current Occupancy: 93%

Asking Rents by Sq. Foot: \$13.00

Gross/Net Lease: Net

Net Charges: \$1.85

Center Anchors: CATO, Dollar Tree, Check Into Cash, H & R Block, Radio Shack

Area Anchors: Wal-Mart