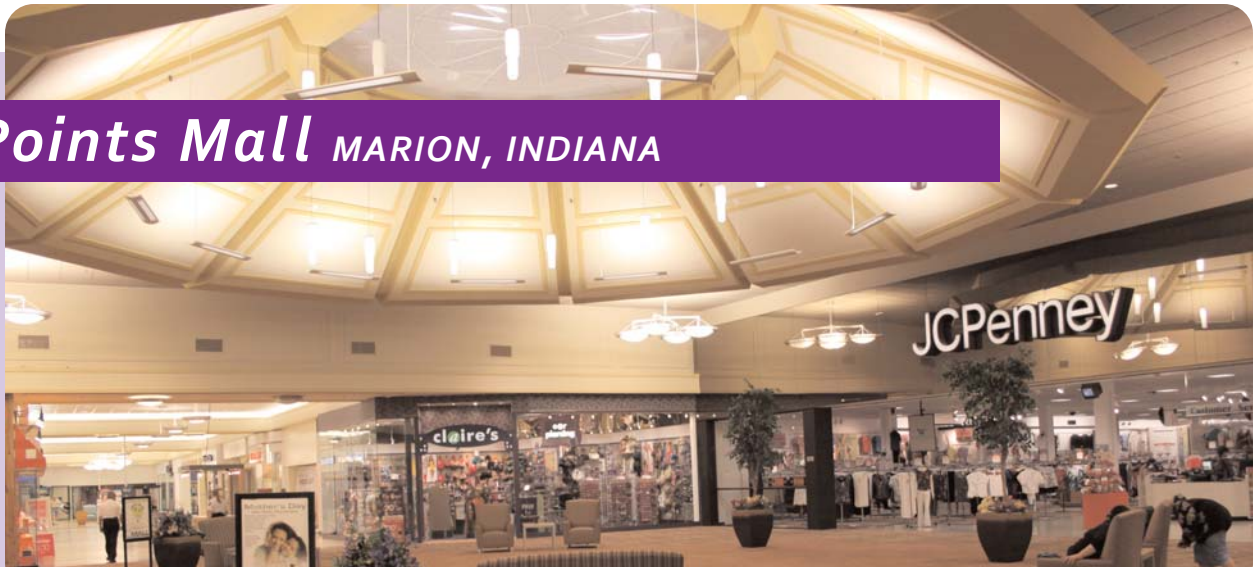


Five Points Mall MARION, INDIANA



Key Retailers
Contact Information

Bath & Body Works
Elder-Beerman
Finish Line
GameStop
JCPenney
Kay Jewelers
Sears

PERMANENT LEASING SPECIALIST

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CAPCOM^{INC}

Capitol Commerical Property Management, Inc.
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MARION: An Overview

- **Five Points Mall**, centrally located in the northeast quadrant of Indiana, is approximately 65 miles northeast of Indianapolis and approximately 50 miles southwest of Fort Wayne. The nearest competitive mall is more than 35 miles away
- The mall is ideally positioned along State Route 9/15, the major commercial corridor of Marion, benefiting from strong daily traffic counts
- The mall is surrounded by Marion's residential neighborhoods and is situated three miles north of Indiana Wesleyan University, the second largest and fastest growing private university in Indiana, which boasts a student population of more than 3,000
- Marion's strong economic development efforts were ranked ninth in the nation by Site Selection Magazine
- Marion is home to exceptional regional health care providers, all within a short distance to the mall including: Marion General Hospital, Progressive Cancer Care Center, and Progressive Medical Imaging
- The market offers a diverse economic base of manufacturing, medical, education and most recently an emergence of technology

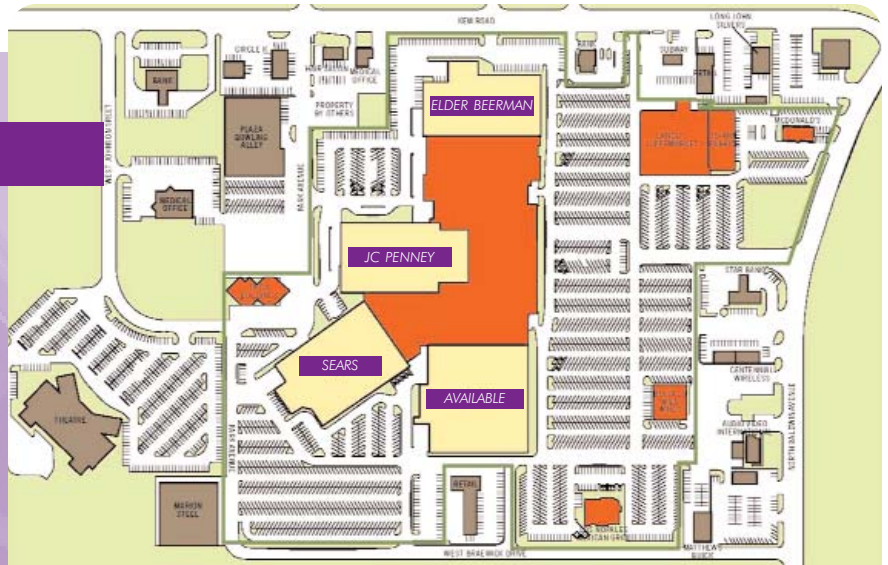
Five Points Mall @ a-glance

Within 2008-09, **Five Points Mall** has undergone a major renovation and re-branding. Interior improvements include upgrading of the lighting, facades, flooring and replacing the interior seating.

- **Five Points Mall** celebrates the arrival of the new 1,000 s.f. Sports Arena Soft play arena in Sears Court. Other new amenities include a new community room, renovated restrooms including a family restroom, soft seating, the Snack Shack food area and a new center court area to host large community events
- The exterior has been upgraded with a clean, refurbished parking lot, upgraded new entryways and a new pylon with a state of the art multimedia display
- New ownership will be utilizing marketing to make this the center of choice for the region
- 12 screen theater with Stadium Seating

www.FIVEPOINTSMALL.com

Site Plan



Statistics & Demographics

PROPERTY DATA

Opening Date	1978
Renovation Date	1995/2008-09
Site	37 acres
Parking	1,961 spaces
Total Stores	58
Levels	1

LEASABLE AREA

Total Mall GLA	464,827 s.f.
Mall Shops	118,993 s.f.
Outparcels	66,598 s.f.
Anchors (Total)	279,236 s.f.
• JCPenney	66,191 s.f.
• Elder Beerman	55,526 s.f.
• Available	91,056 s.f.
• Sears	66,463 s.f.

TRADE AREA

20-Mile Radius

Population	122,834
Total Households	50,107
Avg. Household Income	\$47,296
Median Age	39.2 yrs.

Source: DemographicsNow - Q4 2008

Location Map



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