



Charlottesville Fashion Square is a regional shopping center conveniently located near the northern edge of the Charlottesville, Virginia metropolitan area at the intersection of US 29 North and East Rio Road. At Charlottesville Fashion Square, you will find superb shops, exceptional eateries, delightful diversions and fabulous fashion that will tempt you at each and every turn, including stores like Ann Taylor, Eddie Bauer, J. Crew and Victoria's Secret.

TRADE-AREA PROFILE

The majority of the people within Charlottesville Fashion Square's trade area are married (50%) and the workforce is predominantly white collar. 44% of the trade-area households have incomes of at least \$50,000.

Charlottesville Fashion Square

1600 E. Rio Rd, Charlottesville, VA 22901

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Sources: SPG Research 5/09. Trade-area demographic information created with Pitney Bowes MapInfo (2008).

PROPERTY FACTS

MALL TYPE | Regional

LEVELS | 1

GROSS LEASABLE AREA | 571,000 sf

FOOD COURT | No

THEATER | No

ANCHORS | 4: Belk (2), JCPenney, Sears

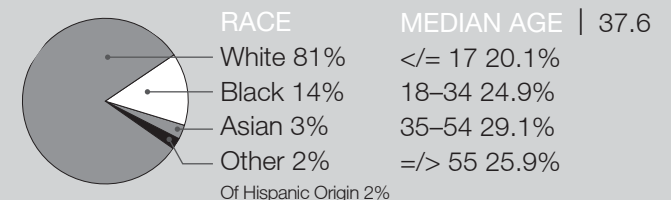
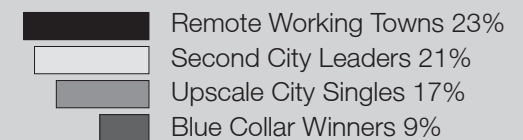
STORES | 70+: Abercrombie & Fitch, Aeropostale, American Eagle Outfitters, Ann Taylor, Bath & Body Works, Build-A-Bear Workshop, Cache, Christopher & Banks, Clarks, Coach, Eddie Bauer, Express, Gap, GapKids, Gymboree, J.Crew, New York & Co., Nine West, Sephora, Victoria's Secret, Wet Seal

GENDER | Male 47.8%, Female 52.2%

TRADE-AREA POPULATION | 212,683

AVERAGE ANNUAL HH INCOME | \$86,084

TOP FOUR LIFESTYLE SEGMENTATION GROUPS

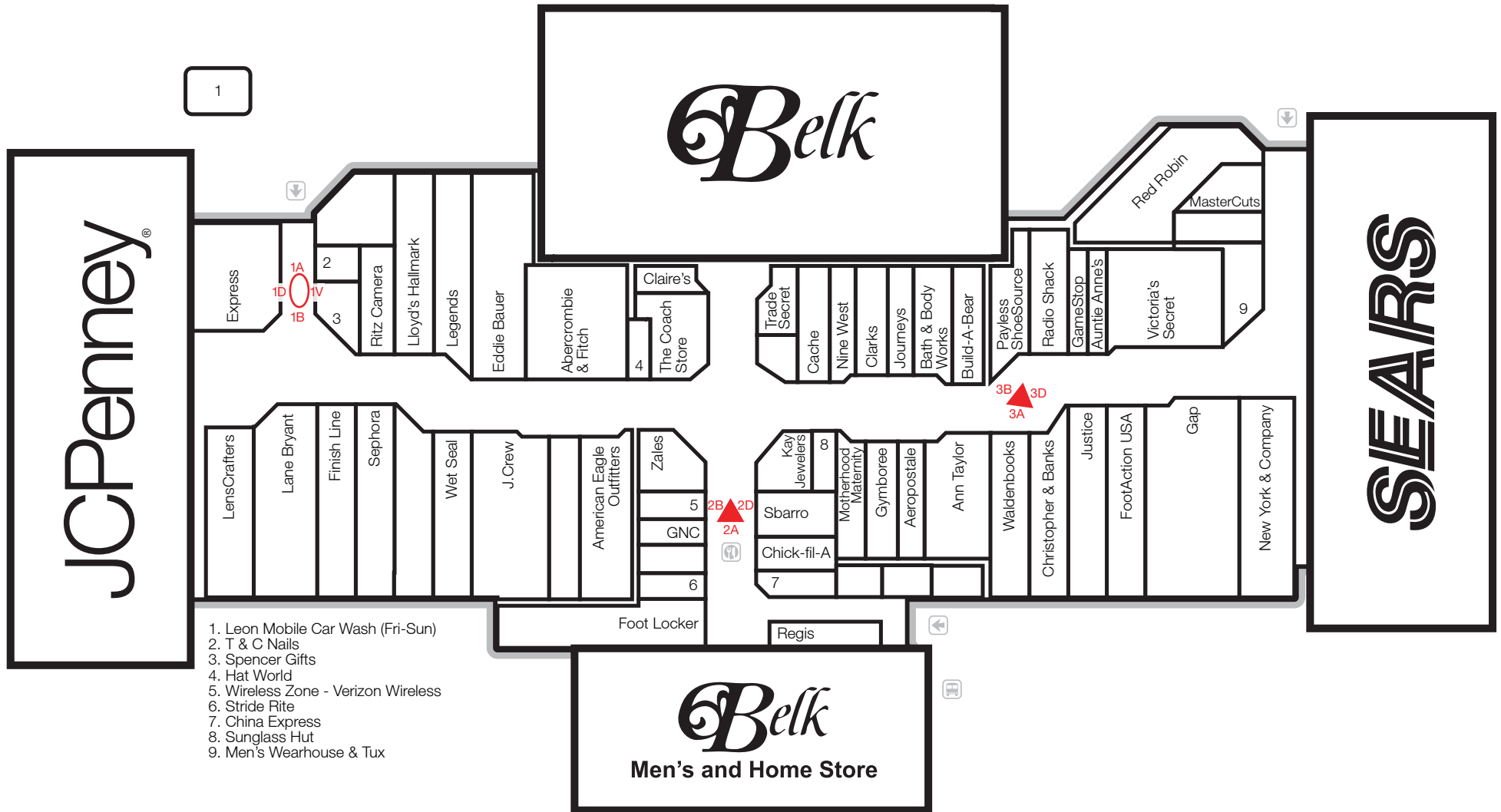


MEDIAN AGE | 37.6

<= 17	20.1%
18-34	24.9%
35-54	29.1%
=/> 55	25.9%

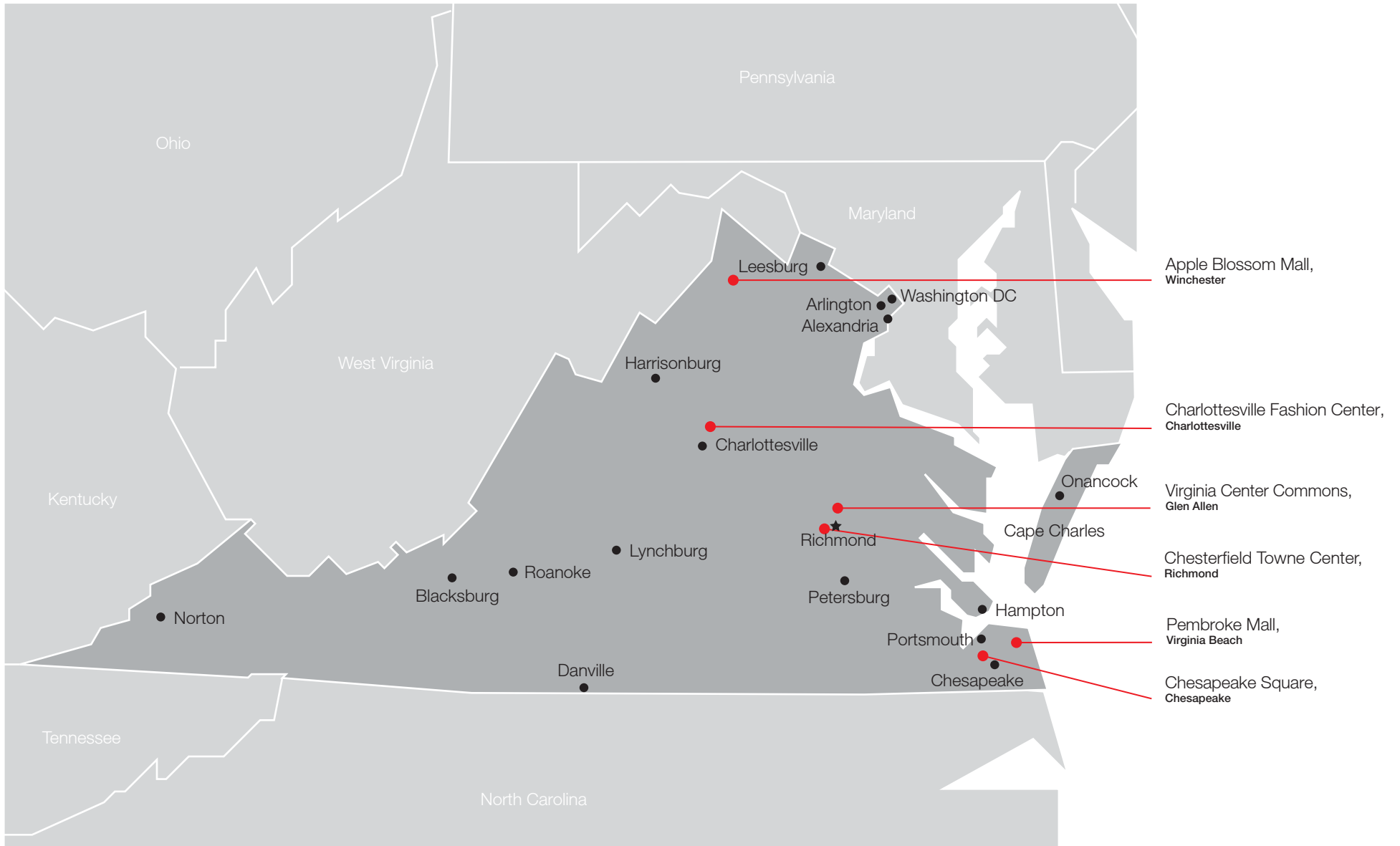
SIMON® | PROPERTY GROUP





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Virginia

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