



Cheltenham Square is conveniently located just north of downtown Philadelphia, at Cheltenham Avenue and Route 309, minutes from the Pennsylvania Turnpike. The mall borders Montgomery and Philadelphia Counties and serves an ethnically diverse market with over 70 specialty stores targeted to the African-American shopper.

TRADE-AREA PROFILE

The majority of the people within Cheltenham Square's trade area have never been married (39%) and the workforce is predominantly white collar. 40% of the trade-area households have incomes of at least \$50,000.

Cheltenham Square

2385 Cheltenham Ave, Philadelphia, PA 19150

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Sources: SPG Research 12/03. Trade-area demographic information created with ISITE (2003). SPG 2002 annual traffic count.

PROPERTY FACTS

MALL TYPE | Regional

LEVELS | 1

GROSS LEASABLE AREA | 635,372 sf

FOOD COURT | No

THEATER | No

ANCHORS | 3: Target, Burlington Coat Factory, ShopRite

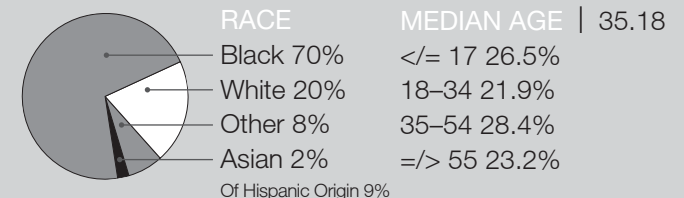
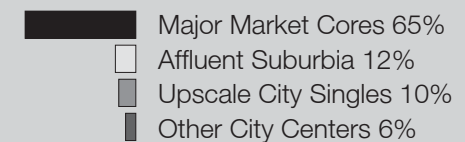
STORES | 70+: Bath & Body Works, The Children's Place, fye, Foot Locker, FootAction USA, GNC, Hallmark, Kids Foot Locker, Lady Foot Locker, Lane Bryant, New York Leather & Fur, Payless ShoeSource, Rainbow, RadioShack

GENDER | Male 45.2%, Female 54.8%

TRADE-AREA POPULATION | 281,116

AVERAGE ANNUAL HH INCOME | \$52,638

TOP FOUR LIFESTYLE SEGMENTATION GROUPS



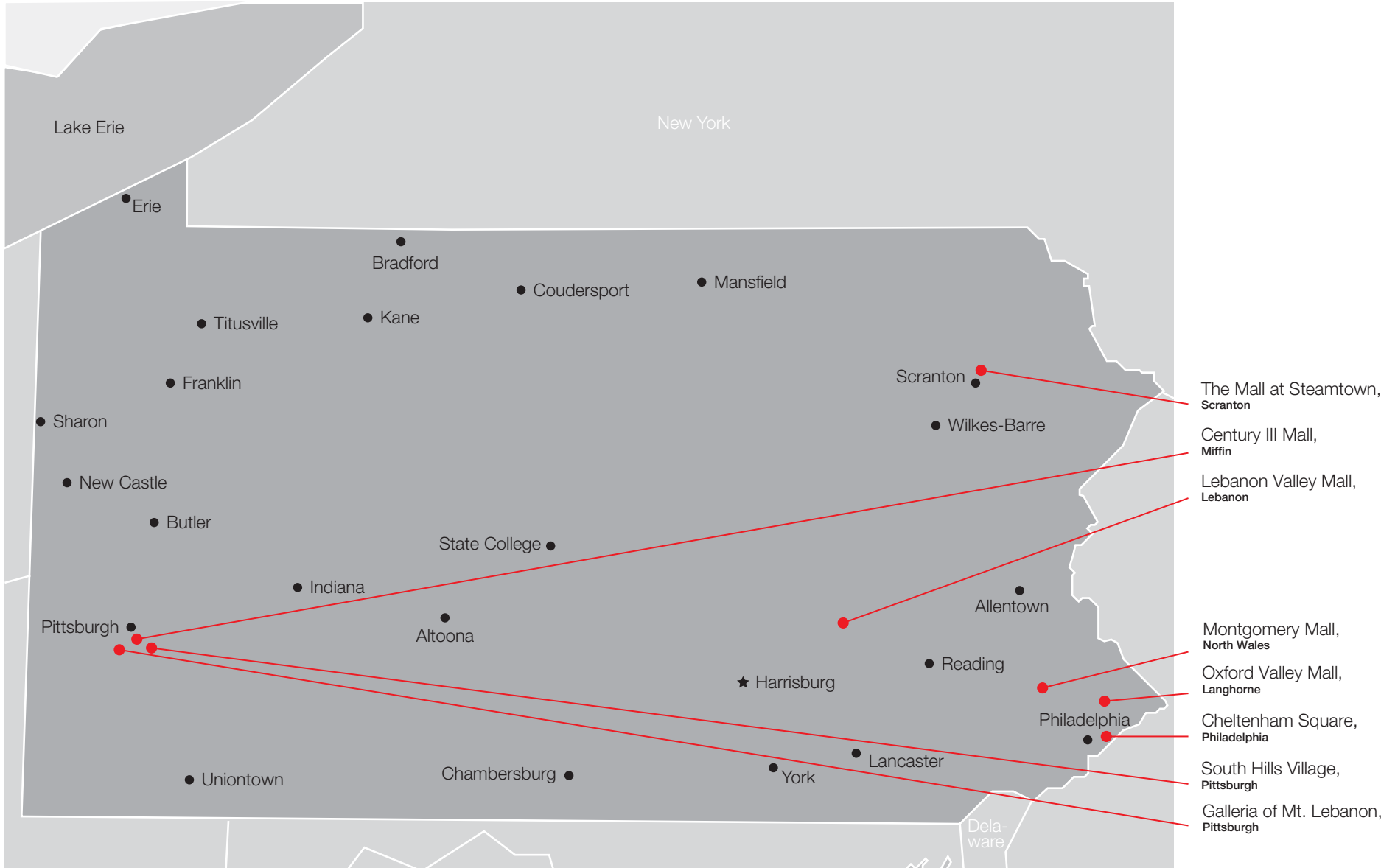
1. Jackson Hewitt
2. Underground Station
3. Exhibit Jewelers
4. Fotto Star
5. House of Perfume
6. Church's Chicken
7. Omega Optical
8. Naillette
9. Armed Forces Recruitment Center
10. Bath & Body Works
11. Premier Runway
12. Subway
13. Jewel of Cheltenham
14. American Dental Concepts
15. Little People Depot



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