

Harrisonburg Crossing

Harrisonburg, Virginia

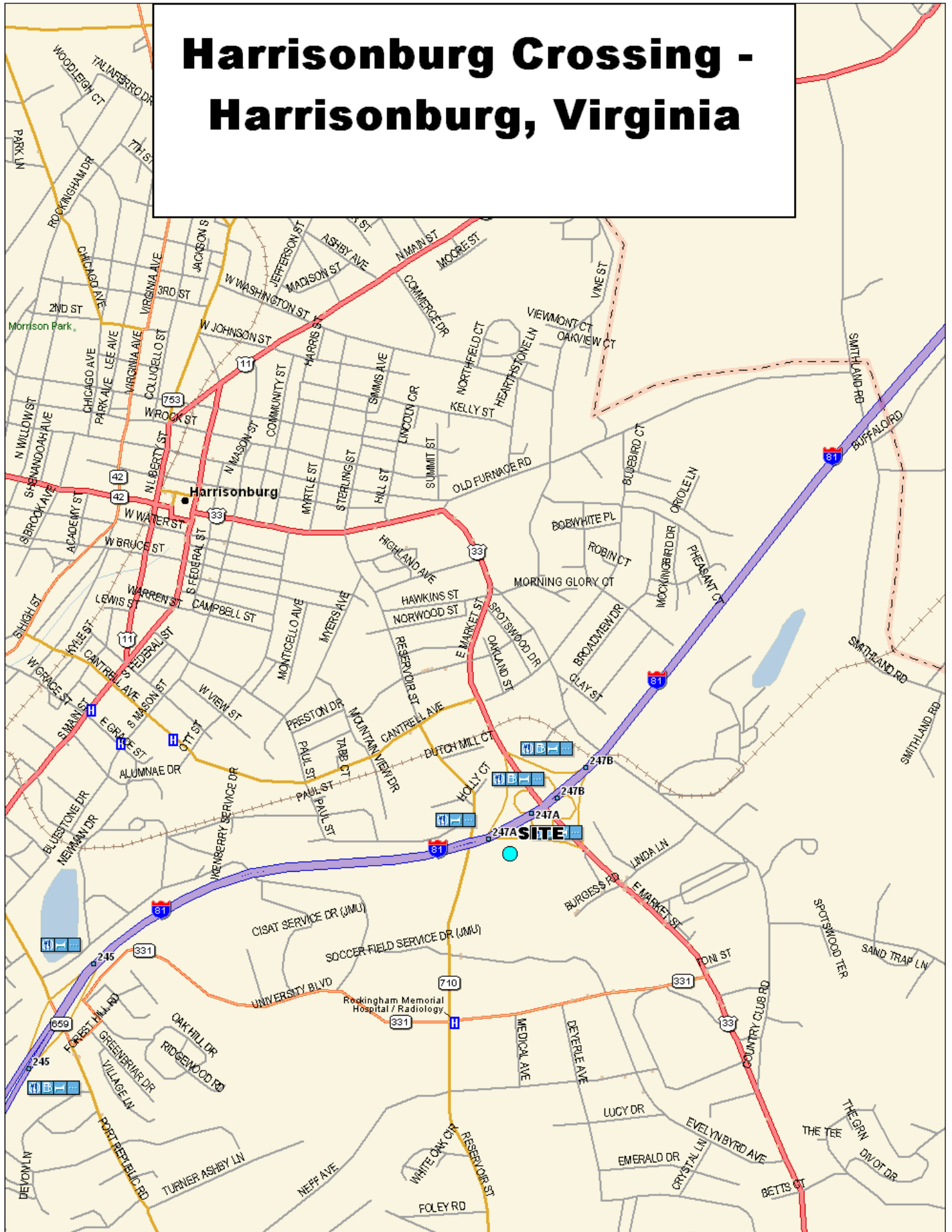
Harrisonburg Crossing in Harrisonburg, Virginia offers 500,000 square feet of retail space and is located at the intersection of I-81 and State Route 33. Tenants include: **Wal-Mart SuperCenter, Home Depot, Barnes & Noble, Circuit City, Bed Bath & Beyond, Ross, Michaels, Staples, Petco, O'Charley's, Ruby Tuesday** and **Panera Bread**.

Situated strategically between Washington D.C. and Richmond, Harrisonburg is the focal point of a regional trade area that includes in excess of 220,000 consumers. Harrisonburg is the home of James Madison University, whose campus sits in close proximity to our center with an enrollment of 20,000 students.

At this time, only one 0.5 acre Outparcel with frontage on Evelyn Byrd Avenue remains available. If you would like to discuss this Outparcel opportunity or need additional information on this center, please contact John Whitson or Valerie Jacobs at (800) 277-0606 or via email to JohnW@abshop.com or Valerie@abshop.com.

<u>Demographic Information</u>	<u>3-Mile Ring</u>	<u>5-Mile Ring</u>	<u>7-Mile Ring</u>
2005 Population	41,958	54,202	62,764
2005 Average Household Income	\$44,721	\$49,181	\$51,480

Harrisonburg Crossing - Harrisonburg, Virginia



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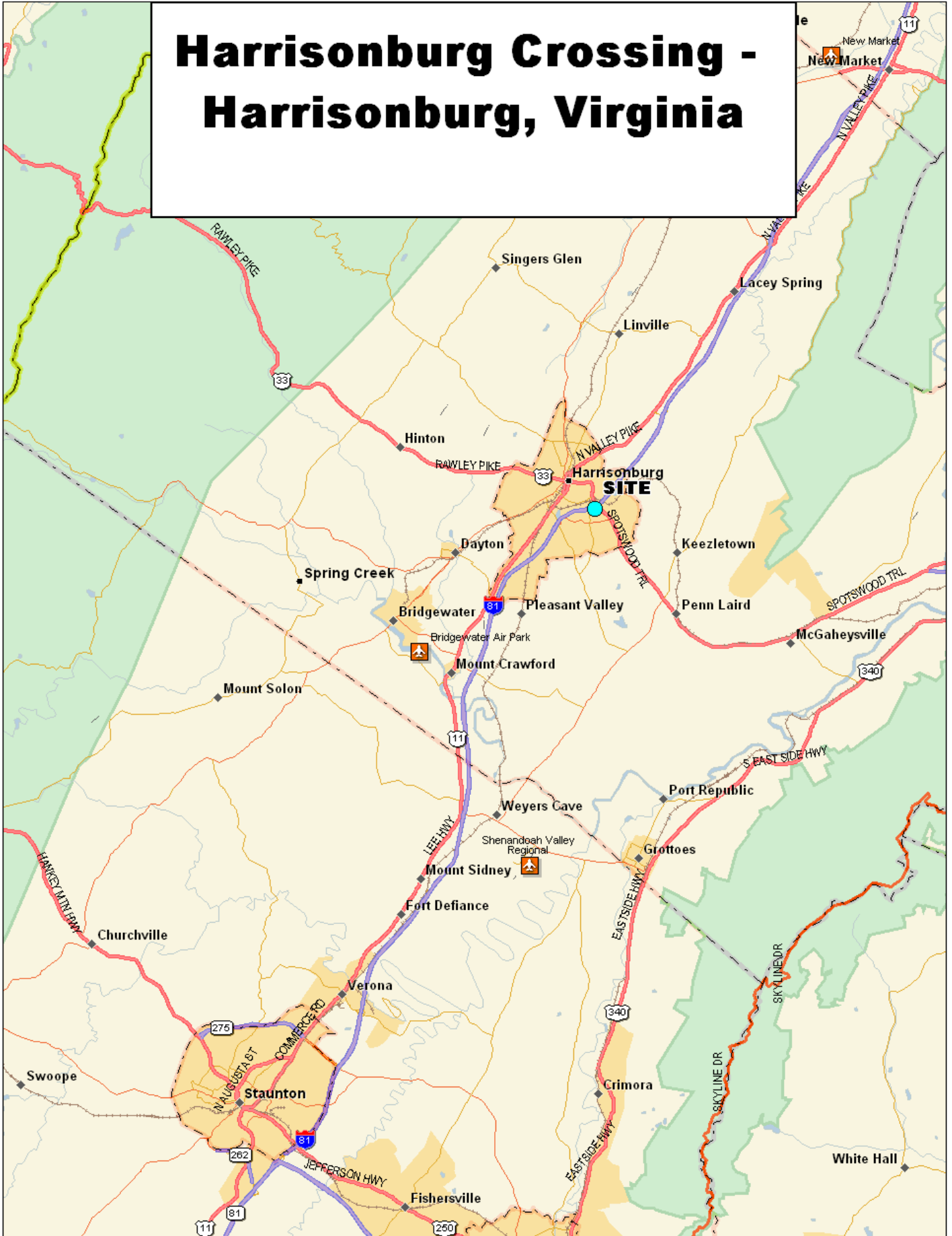


MN (9.3° W)



Data Zoom 13-2

Harrisonburg Crossing - Harrisonburg, Virginia



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MN (9.2° W)



Data Zoom 9-5

AIG Baker Shopping Center Properties, L.L.C. Updated Summary Report

Prepared by: AIG Baker Shopping Center Properties, L.L.C.



Harrisonburg Crossing
Harrisonburg, VA

4/27/2006

Coordinates Longitude: -78.851434
Latitude: 38.43751

	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI	7 MILE RING 153.91 SQ/MI
POPULATION			
2010 Population	42,992	56,031	64,807
2005 Population	41,958	54,202	62,764
2000 Population	40,932	52,305	60,652
1990 Population	31,004	39,849	47,140
% Population Change 2005-2010	2.5%	3.4%	3.3%
% Population Change 2000-2005	2.5%	3.6%	3.5%
% Population Change 1990-2000	32.0%	31.3%	28.7%
INCOME			
2010 Average Household Income	\$46,570	\$52,022	\$54,478
2005 Average Household Income	\$44,721	\$49,181	\$51,480
2000 Average Household Income	\$43,607	\$46,933	\$47,946
2010 Median Household Income	\$35,576	\$40,753	\$43,052
2005 Median Household Income	\$33,213	\$37,032	\$38,797
2000 Median Household Income	\$30,620	\$33,927	\$35,552
2010 Per Capita Income	\$17,032	\$19,455	\$20,380
2005 Per Capita Income	\$15,776	\$17,875	\$18,777
2000 Per Capita Income	\$14,050	\$15,703	\$16,295
HOUSEHOLDS			
2010 Households	14,917	19,936	23,223
2005 Households	14,056	18,744	21,933
2000 Households	13,178	17,519	20,624
1990 Households	10,261	13,570	16,185
% Change in Households 2005-2010	6.13%	6.36%	5.88%
% Change in Households 2000-2005	6.66%	6.99%	6.35%
% Change in Households 1990-2000	28.43%	29.10%	27.43%
HOUSEHOLDS BY INCOME			
% 2005 Household Income < \$10,000	14.04%	12.43%	11.30%
% 2005 Household Income \$10,000-\$14,999	9.53%	8.44%	7.93%
% 2005 Household Income \$15,000-\$19,999	7.65%	7.09%	6.83%
% 2005 Household Income \$20,000-\$24,999	7.95%	7.45%	7.20%
% 2005 Household Income \$25,000-\$29,999	6.77%	6.38%	6.36%

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% 2005 Household Income \$30,000-\$34,999	6.32%	6.01%	6.14%
% 2005 Household Income \$35,000-\$39,999	5.63%	5.43%	5.59%
% 2005 Household Income \$40,000-\$44,999	5.58%	5.62%	5.79%
% 2005 Household Income \$45,000-\$49,999	4.47%	4.92%	5.15%
% 2005 Household Income \$50,000-\$59,999	7.25%	7.78%	8.15%
% 2005 Household Income \$60,000-\$74,999	8.07%	9.11%	9.57%
% 2005 Household Income \$75,000-\$99,999	7.53%	8.79%	9.34%
% 2005 Household Income \$100,000-\$124,999	3.77%	4.35%	4.58%
% 2005 Household Income \$125,000-\$149,999	2.09%	2.34%	2.30%
% 2005 Household Income \$150,000-\$199,999	1.54%	1.89%	1.78%
% 2005 Household Income > \$200,000	1.81%	1.96%	1.99%
2010 Average Household Size	2.4	2.4	2.4
2005 Average Household Size	2.5	2.5	2.5
ETHNICITY			
% 2005 White	84.8%	86.7%	88.0%
% 2005 Black	5.6%	4.8%	4.3%
% 2005 Amer Indian/Alaska Native	0.2%	0.1%	0.1%
% 2005 Asian	3.0%	2.5%	2.2%
% 2005 Nat Hawaiian/Oth Pacific Islander	0.0%	0.0%	0.0%
% 2005 Other	3.7%	3.4%	3.1%
% 2005 Hispanic	12.5%	11.8%	10.8%
% 2005 Non-Hispanic	87.5%	88.2%	89.2%
POPULATION BY AGE			
% 2005 Population Age 0-4	5.5%	5.6%	5.7%
% 2005 Population Age 5-13	7.9%	8.6%	9.1%
% 2005 Population Age 14-17	6.3%	6.2%	6.1%
% 2005 Population Age 18-24	24.0%	20.6%	19.3%
% 2005 Population Age 25-29	15.9%	14.0%	12.9%
% 2005 Population Age 30-39	13.8%	13.5%	13.4%
% 2005 Population Age 40-49	9.0%	10.1%	10.8%
% 2005 Population Age 50-59	7.4%	8.6%	9.1%
% 2005 Population Age 60-69	4.8%	5.7%	6.1%
% 2005 Population Age 70-79	3.8%	4.5%	4.7%
% 2005 Population Age 80+	3.0%	3.8%	3.9%

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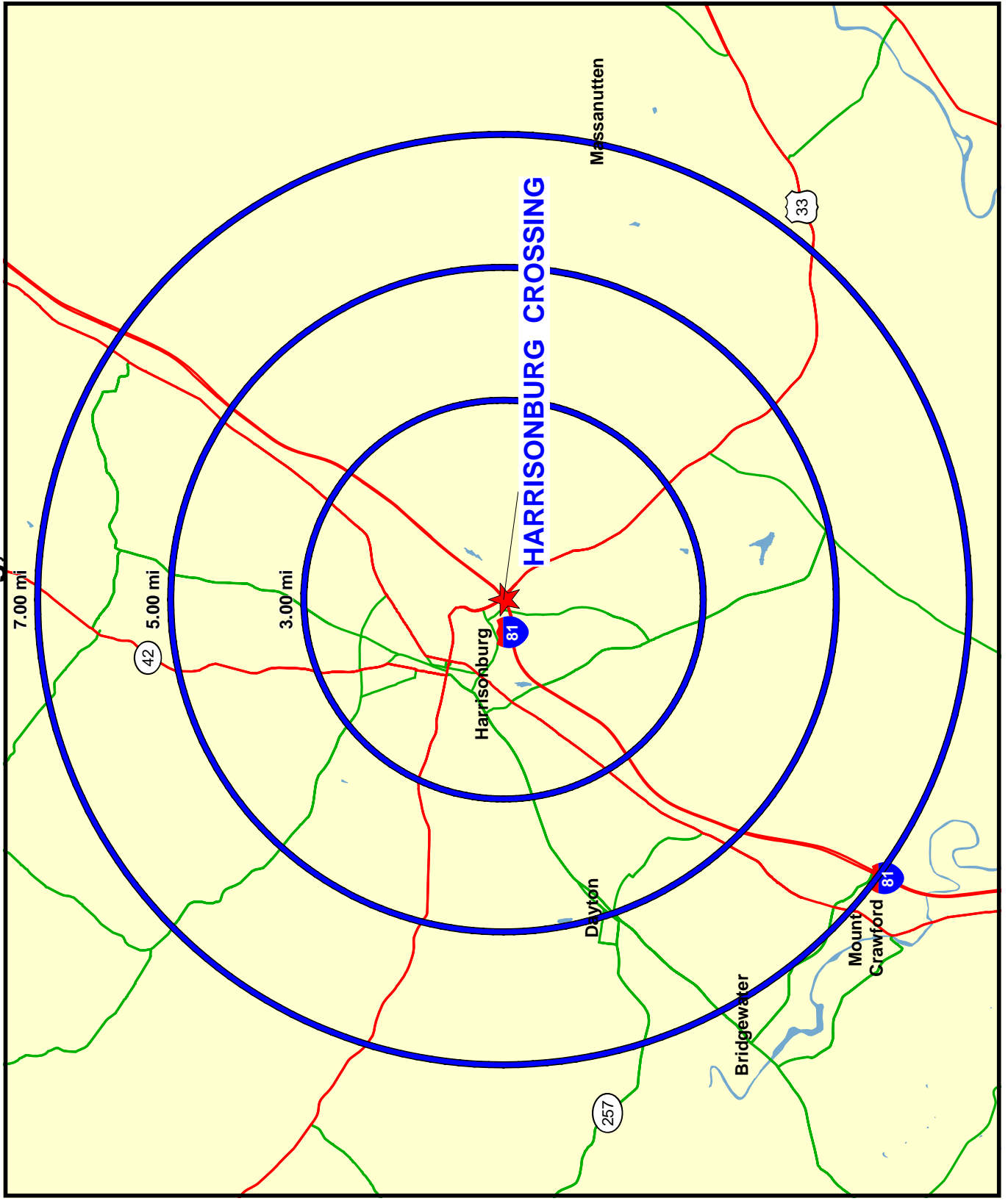
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2010 Median Age	29.6	30.6	31.0
2005 Median Age	25.9	27.2	27.8
EDUCATION			
2005 Population Age 25+	23,582	31,971	37,526
% 2005 Less than 9th Grade	9.33%	9.12%	9.06%
% 2005 9th-12th Grade No Diploma	11.15%	10.93%	10.80%
% 2005 HS Graduate	22.65%	23.01%	24.02%
% 2005 College No Diploma	15.09%	15.39%	15.57%
% 2005 Associate Degree	5.38%	5.37%	5.37%
% 2005 Bachelor Degree	22.82%	22.34%	21.74%
% 2005 Graduate or Prof School Degree	13.58%	13.84%	13.45%
HOUSING			
2005 Owner Occupied Units	5,955	9,298	11,792
% 2005 Owner Occupied Units	42.51%	49.98%	53.79%
2005 Renter Occupied Units	8,053	9,304	10,132
% 2005 Renter Occupied Units	57.49%	50.02%	46.21%
2005 Housing Units Vacant	840	1,229	1,579
% 2005 Housing Units Vacant	5.66%	6.20%	6.72%
LABOR FORCE			
2005 Population Age 16+	21,071	27,646	32,377
% 2005 Employed	1.73%	1.83%	1.80%
% 2005 Unemployed	40.22%	38.62%	37.54%
% 2005 In Armed Forces	0.17%	0.14%	0.13%
% 2005 Not in Labor Force	40.22%	38.62%	37.54%
Total Businesses	2,375	3,036	3,181
Total Employees	28,611	38,086	39,394

Harrisonburg Crossing

Custom Trade Area Harrisonburg, VA 22801



Legend



Site

Site Coordinates

Longitude/X: -78.851434

Latitude/Y: 38.437510

N



0 1.75 3.5

Miles



AIG BAKER
SHOPPING CENTER PROPERTIES, L.L.C.