



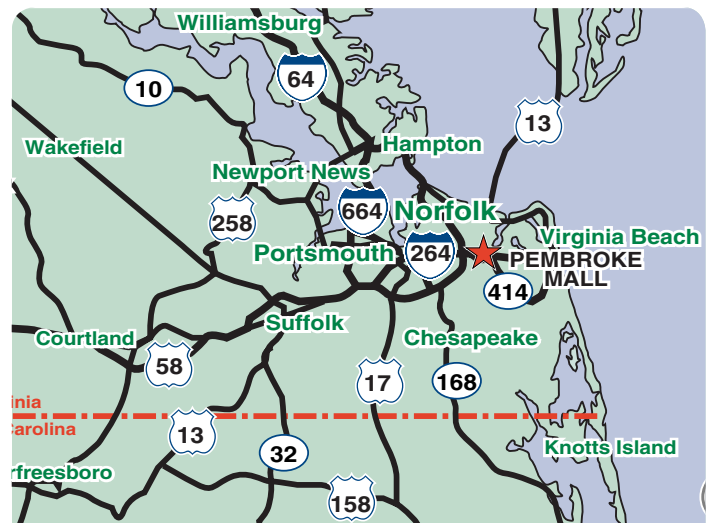
**JONES LANG
LASALLE**SM

Pembroke Mall Virginia Beach, Virginia

Mall at a Glance

- The center is conveniently located just .8 miles off of Interstate 264, at the city's busiest intersection, Virginia Beach Boulevard and Independence Boulevard, with an average daily traffic count of 110,000
- There is 1.5 million square feet of office space, employing over 180,000 people, within a 3-mile radius
- Virginia Beach is located in the Hampton Road's metropolitan area, which ranks 38th among the nation's most populous metro markets
- Virginia Beach is the largest and most populated city in Virginia
- Virginia Beach ranked 4th highest in the nation for median household income among cities of 250,000 residents or more
- Pembroke Mall is located in the heart of the Central Business District and adjacent to the new Town Center development comprised of hotels, office space, entertainment and a performing arts center
- National retailers within the Central Business District include Best Buy, Barnes & Noble, Bed Bath & Beyond and Sears. All are reportedly top performers within their respective chains

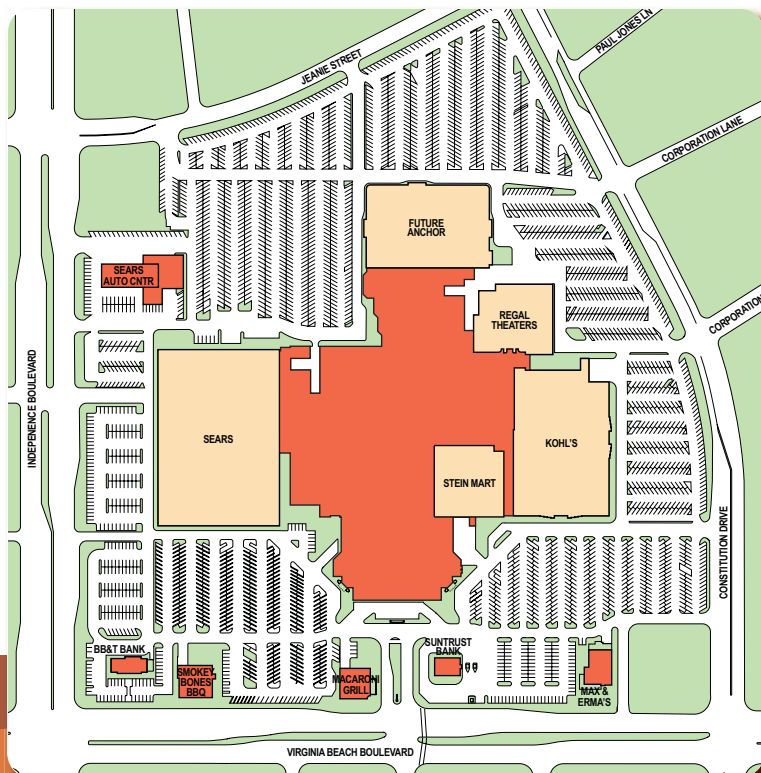
Location Map



Pembroke Mall

4554 Virginia Beach Boulevard, Suite 201
Virginia Beach, Virginia 23462
tel +1 757 497 6255 • fax +1 757 671 8546

Site Plan



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Pembroke Mall Virginia Beach, Virginia

Statistics & Demographics

Property Data

Opening Date	1966
Renovation Date	2003
Site	51.26 acres
Parking	3,260 spaces
Total Stores	100
Levels	1

Leasable Area

Total Mall GLA	653,658 s.f.
Mall Shops	217,171 s.f.
Frontage Development	54,211 s.f.
Anchors (Total)	382,276 s.f.
Sears	157,798 s.f.
Kohl's	88,408 s.f.
Regal 8 Cinemas	34,178 s.f.
Stein Mart	36,892 s.f.
Department Store	65,000 s.f.

Trade Area 7-Mile Radius

Population	448,525
Total Households	166,171
Avg. Household Income	\$63,316
Median Age	35.7 yrs.

Source: Market Insights, 2006

Contact Information

Eileen Stoner Vice President, Leasing Specialist

Jones Lang LaSalle
113 Weaver Lane
Hampstead, Maryland 21074
tel +1 443 507 0302 • fax +1 443 507 0990
eileen.stoner@am.jll.com

Harvey Lindsay, CSM General Manager

Jones Lang LaSalle
4554 Virginia Beach Boulevard, Suite 201
Virginia Beach, Virginia 23462
tel +1 757 497 6255 • fax +1 757 671 8546
harvey.lindsay@am.jll.com

Paula Fisk Specialty Leasing Associate

Jones Lang LaSalle
3424 Peachtree Road NE, Suite 300
Atlanta, Georgia 30326
tel +1 404 995 6353 • fax +1 404 955 6556
paula.fisk@am.jll.com