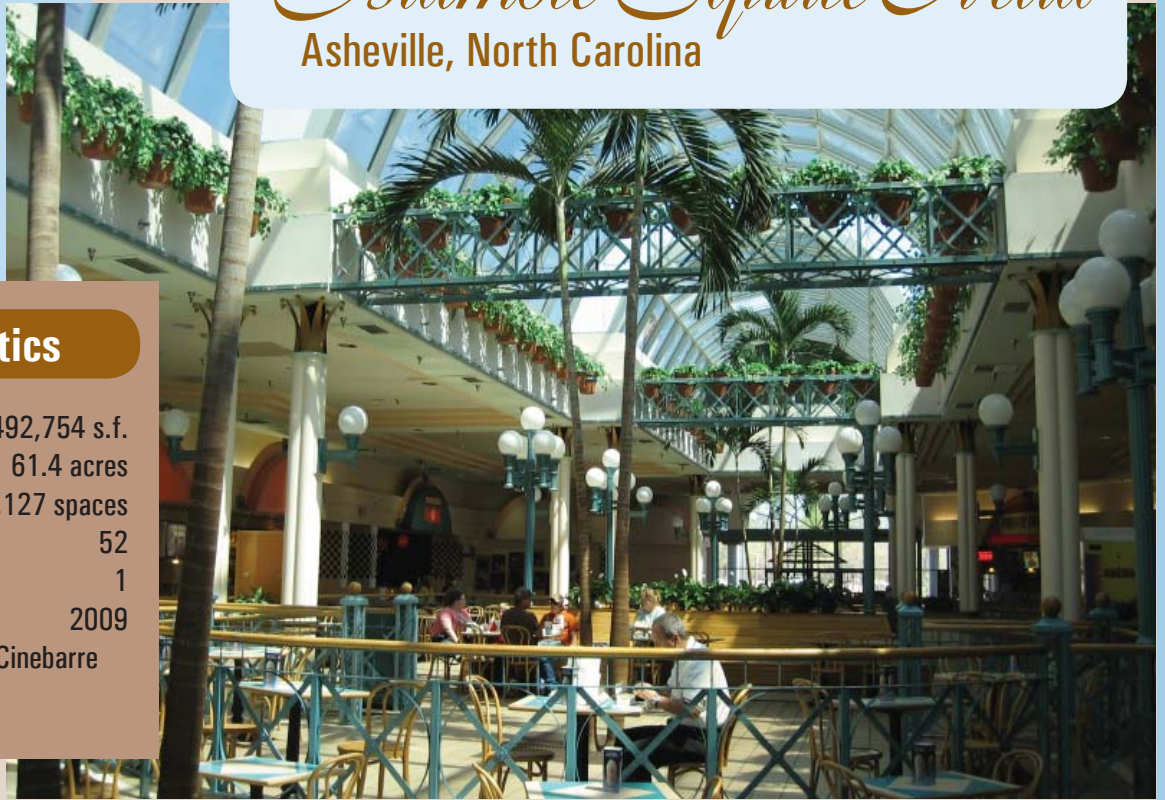


Biltmore Square Mall

Asheville, North Carolina



Property Statistics

Total Mall GLA:	492,754 s.f.
Site:	61.4 acres
Parking:	3,127 spaces
Total Stores:	52
Levels:	1
Redevelopment Planned:	2009
Anchors:	Belk, Dillard's, Cinebarre Theatre, Davis Furniture

Asheville at a Glance

- #1 of the Top 100 Places to Live in 2007 --Relocate America April 2007
- Top 15 'Dream Town' --AARP Magazine
- Home to the famed Biltmore Estate which attracts over 1 million visitors annually
- Frommer's has named Asheville as "one of a dozen must-see travel destinations in 2007"
- Tourists account for an economic impact of \$1.4 billion each year, according to Travel Industry Association of America
- There are six area colleges and universities within the trade area that have a total population of 19,000+ students

Greater Asheville Demographics

Population:

2013 Projected	661,583
2008 Estimated	633,243

Growth:

2008-2013	4.48%
2000-2008	7.61%

Ethnicity:

White	90.11%
African American	5.20%
Asian	0.74%
Hispanic	4.20%

Average Age:

41

2008 Households

267,326

Average Family HH Income

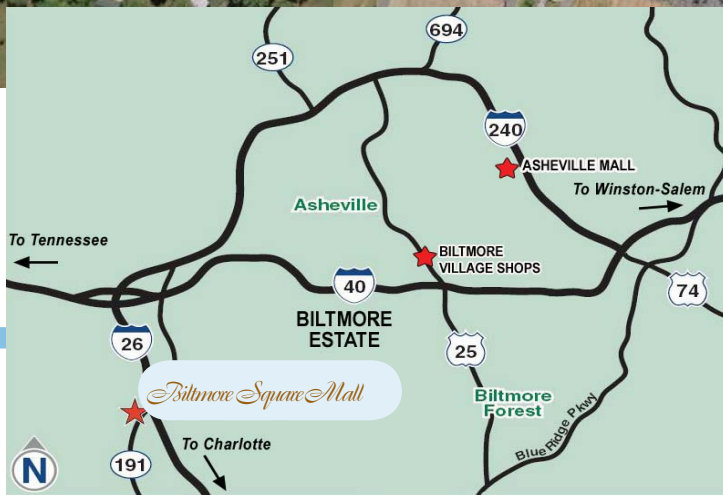
\$59,478

Biltmore Square Mall

Asheville, North Carolina

Asheville Visitor Profile:

- 53 years old
- Married
- Employed full time
- Household Income: \$100,000 +
- College Graduate



- Biltmore Square Mall is located at Exit 33 off I-26 on Brevard Road.
- Also in close proximity is I-40, Pisgah National Forest and the Blue Ridge Parkway, all popular tourist destinations.

Contact Info:

Retail Leasing

Chris Sheppard
704-442-1988 x 106
Diana Teitsma
704-442-1988 x 101
2115 Rexford Road, Suite 300 Charlotte, NC 28211
web site: <http://www.divaris.com>

csheppard@divaris.com
FAX: 704-442-1717
dteitsma@divaris.com
FAX: 704-442-1717

The Greater Asheville Market of Western North Carolina has 627,000 people residing in the most visited region of the state. Drawing over 13 million annual tourists to attractions like the Biltmore Estate and Winery, Nantahala and Pisgah National Forests, the Great Smoky Mountains and the Blue Ridge Parkway, Asheville is where visitors convene to shop and dine. Biltmore Square Mall is sure to be their number one shopping destination, with high-end factory and outlet stores, restaurants and entertainment!

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