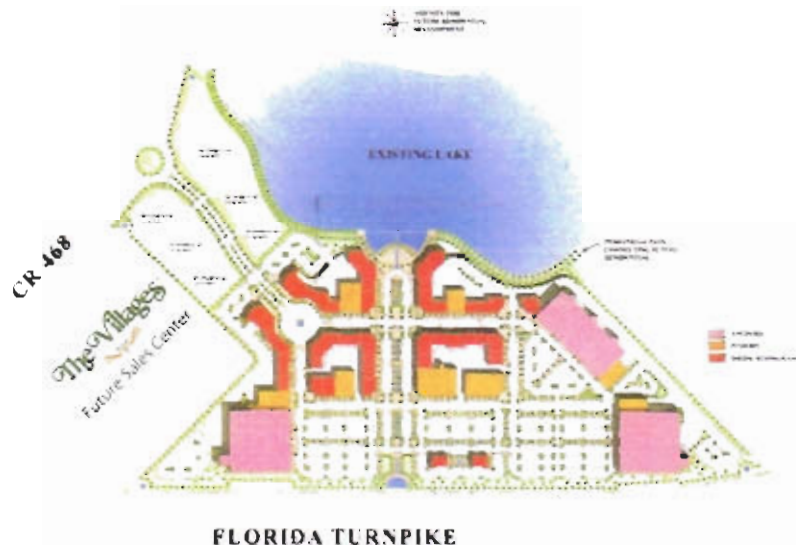


NEW RETAIL
DEVELOPMENT



WILDWOOD TOWN SQUARE

WILDWOOD, FLORIDA

DEMOGRAPHICS

	10 mile radius	15 mile radius	20 mile radius
Population Q1 2006:	99,540	187,655	315,207
Population Q1 2000:	72,896	138,678	244,302
Percent Growth 2000 thru Q1 2006:	36.6%	35.3%	29%
Average HH Income 2006:	\$48,681	\$50,106	\$49,566
New Home Closings 2006:	4,560	5,536	7,011
Approved Future Lots:	11,071	66,703	80,275

SUBMARKET



Source: STJ PopStats & Metrostudy

Site Description: 600,000+ square foot lifestyle center at the new interchange serving The Villages, Florida

Location: Southeast Quadrant of Florida's Turnpike & County Road 468

Size: 78 Acres

Wildwood Town Square holds a dynamic position for lifestyle retail, boasting 3500' of frontage on Florida's Turnpike. The future interchange, opening in 2008, will serve as the primary ingress point to The Villages, the fastest growing master planned community in America.



The Villages

THE VILLAGES EXPANSION

FUTURE INTERCHANGE

WILDWOOD SPRINGS
3,100 FUTURE UNITS
BY CROSLAND

THE VILLAGES -
FUTURE
MAIN ENTRY

WILDWOOD
Town Square

THE VILLAGES -
FUTURE
SALES CENTER

FLORIDA'S
TURNPIKE