Perry, Florida

WAL-MART SUPERCENTER

ANCHORED SHOPPING CENTER

Space Available – Call for Details

1860 S. Jefferson Street

For Additional Information Call:

888.810.5050

FOR LEASING:

Dan Fink
Leasing Representative
Shadow–Anchored Centers Div.
260.456.9401 Direct
260.564.4024 Cell
fink@schostak.com

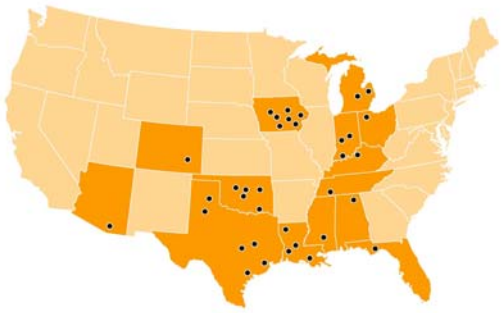
SCHOSTAK BROTHERS & CO.:

17800 Laurel Park Drive N.
Suite 200C
Livonia, Michigan 48152
248.262.1000 Office
248.262.1814 Fax
www.schostak.com

Schostak BROTHERS & COMPANY

SHADOW-ANCHORED CENTERS DIVISION

SCHOSTAK BROTHERS & COMPANY, INC. OWNS ONE OF THE LARGEST GROWING WAL-MART SHADOW-ANCHORED PORTFOLIOS.



- NEW CENTERS 2003-2007
- EXCELLENT CO-TENANCIES
- STRATEGIC SMALL MARKET PENETRATION
- STEADY RELIABLE TRAFFIC

JOIN THESE EXISTING TENANTS

ADVANCE AMERICA	DOMINO'S PIZZA	QUIZNO'S SUBS
ALLTEL WIRELESS	FASHION BUG	RADIOSHACK
CASH STORE	GAMESTOP	RENT-A-CENTER
CATO	GREAT CLIPS	SALLY BEAUTY
CHECK INTO CASH	HIBBETT SPORTS	SHOE SHOW
CHECK 'N GO	LITTLE CAESARS	SUBWAY
CINGULAR	PAYLESS SHOESOURCE	VERIZON
DOLLAR TREE		

FOR ACQUISITIONS:

Patrick K. Windley
Senior Vice President
740.587.1485
windley@schostak.com

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17800 Laurel Park Drive North
Suite 200C
Livonia, Michigan 48152
www.schostak.com

FOR LEASING:

Dan Fink
Leasing Representative
888.810.5050
Fink @schostak.com

WAL-MART SUPERCENTER PORTFOLIO

Schostak Brothers & Company is proud to present its Wal-Mart Supercenter Portfolio of Shopping Centers. Each center is strategically positioned within the market to allow maximum exposure to consumers and the Wal-Mart shopper. All centers are anchored by the revolutionary Supercenter format store that draws customers from both nearby and great distances, every week of every year.

WHAT IS A WAL-MART SUPERCENTER?

Wal-Mart was already a dominant retailer when it rolled out its evolutionary prototype store in 1988, the Supercenter. By far, the most significant change in this prototype was the inclusion of a grocery store component. A dozen years later, in 2000, Wal-Mart became the largest grocery retailer in the United States. The grocery sector accounts for 28% of the Wal-Mart segment of Wal-Mart Stores, Inc.

WAL-MART – THE SUPERCENTER ERA

The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an 11% growth of the older format non-Supercenter stores. The Supercenter format has been so successful and so popular with consumers that Wal-Mart has converted 636 (averaging 127 per year) non-Supercenter stores into Supercenters and has **NEVER CLOSED A SUPERCENTER LOCATION**.

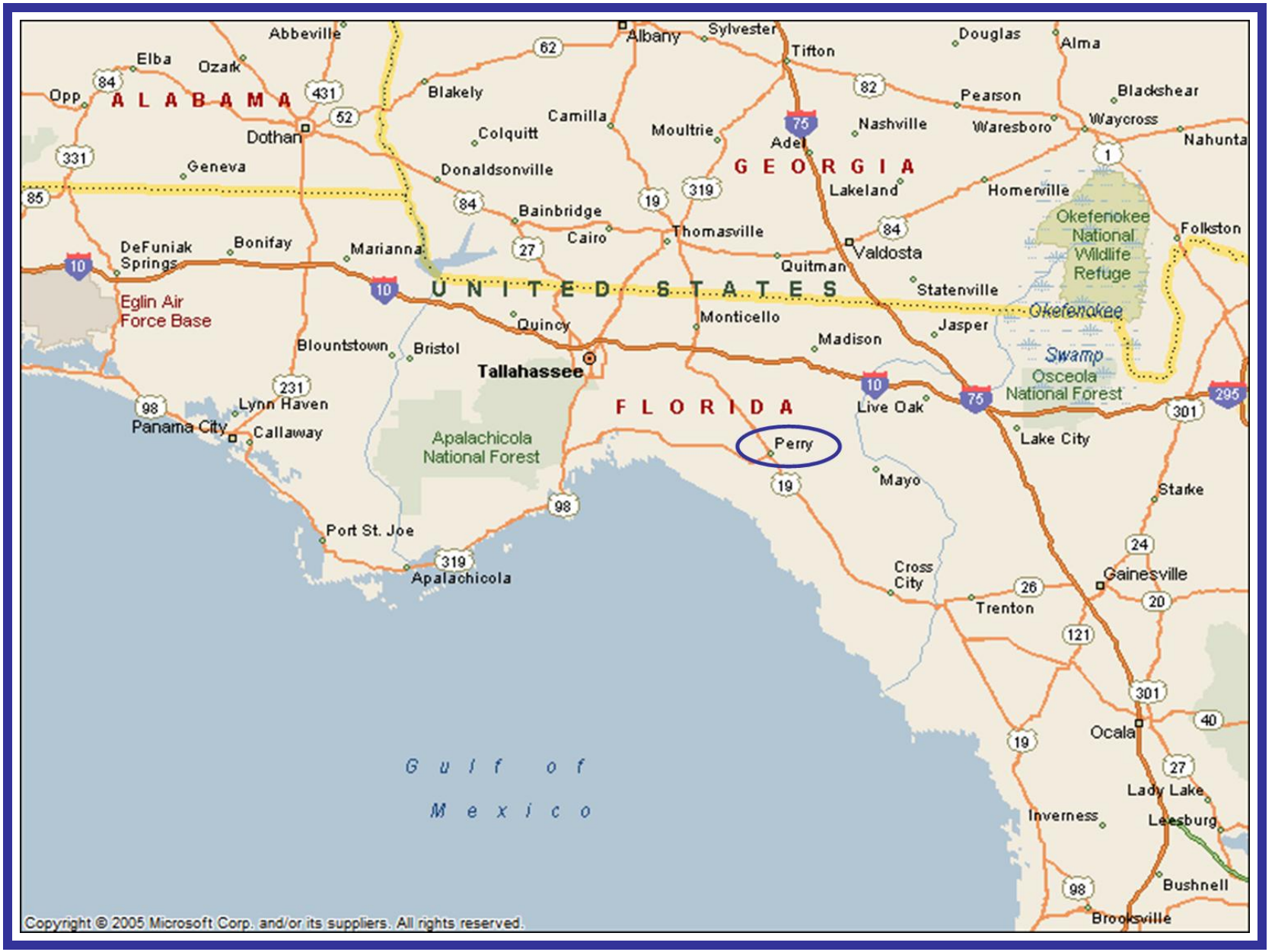
THE GROCERY ANCHORED STRIP CENTER EVOLVES TO SUPERCENTERS

Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers … the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the Supercenters are killing the grocery stores, based upon consumer preferences. A Wal-Mart Supercenter houses 36 departments within, in addition to groceries.

WHAT DO OUR LOCATIONS HAVE TO OFFER?

In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and transaction machine, but co-existence is not only possible, but it can be quite profitable. Many national chain merchants that were previously committed to grocery anchored locations have adjusted their locational strategies to Wal-Mart Supercenters. With modest rents, our Supercenter locations offer merchants the ability to align their real estate and focus in the best and most consistent shopping center locations … benefiting from Wal-Mart's powerful drawing power.

Schostak BROTHERS & COMPANY



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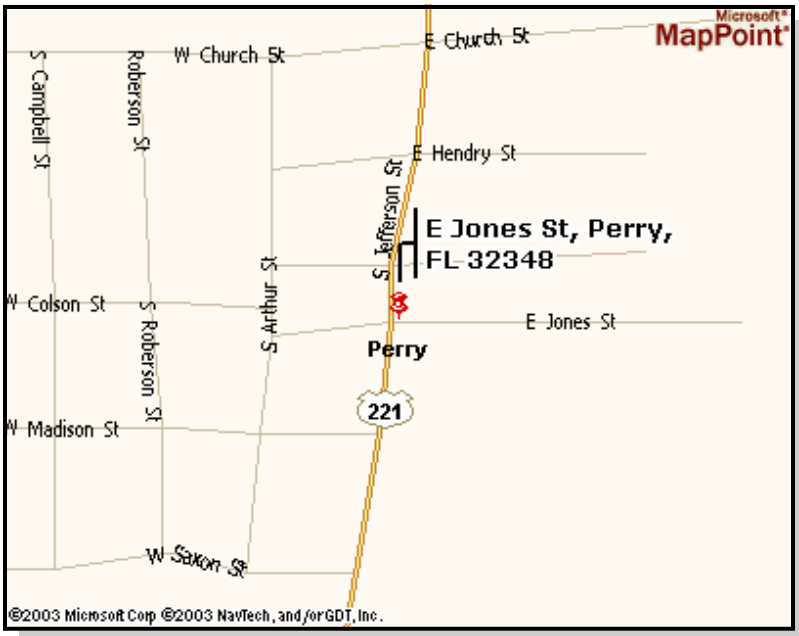
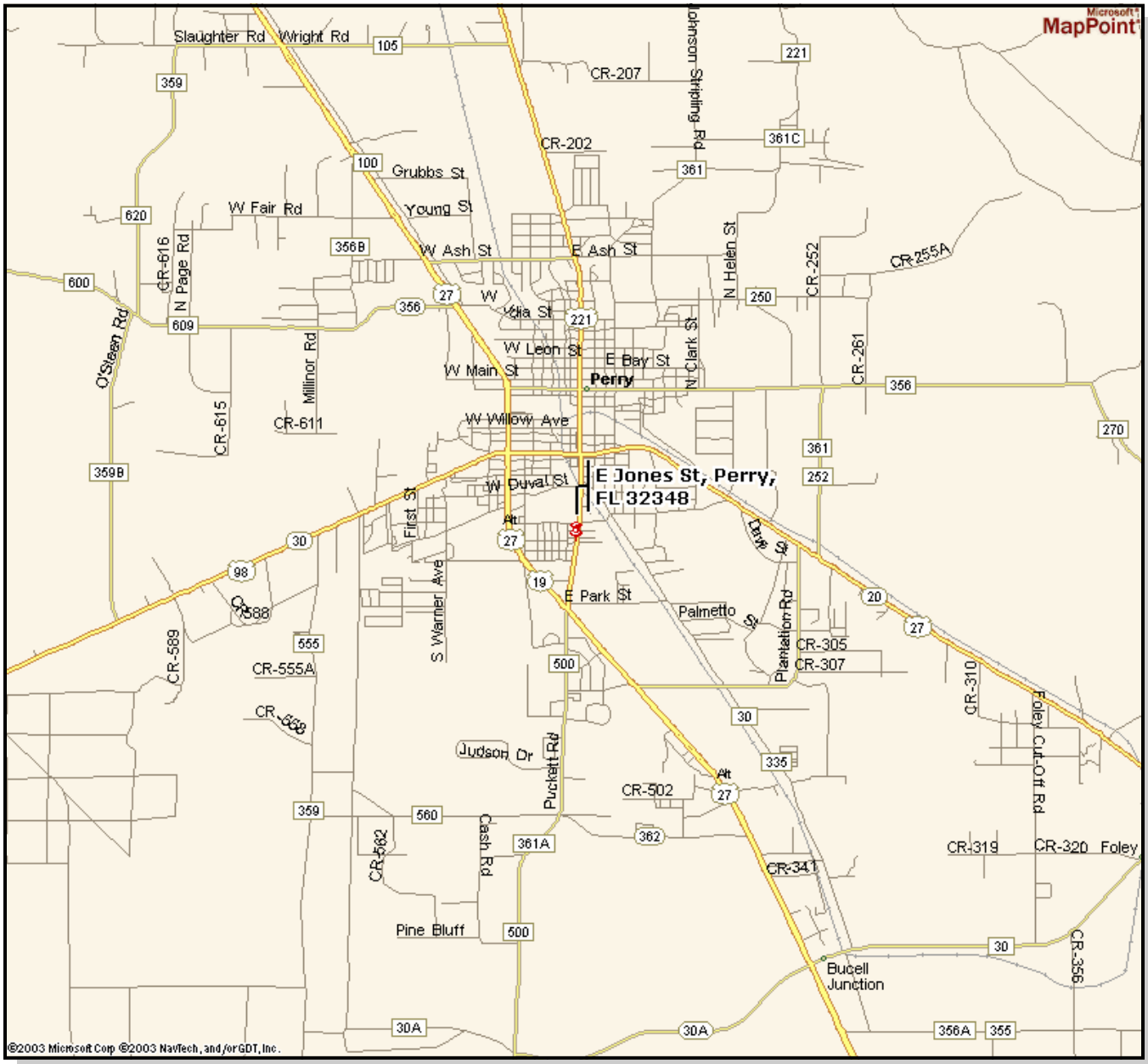
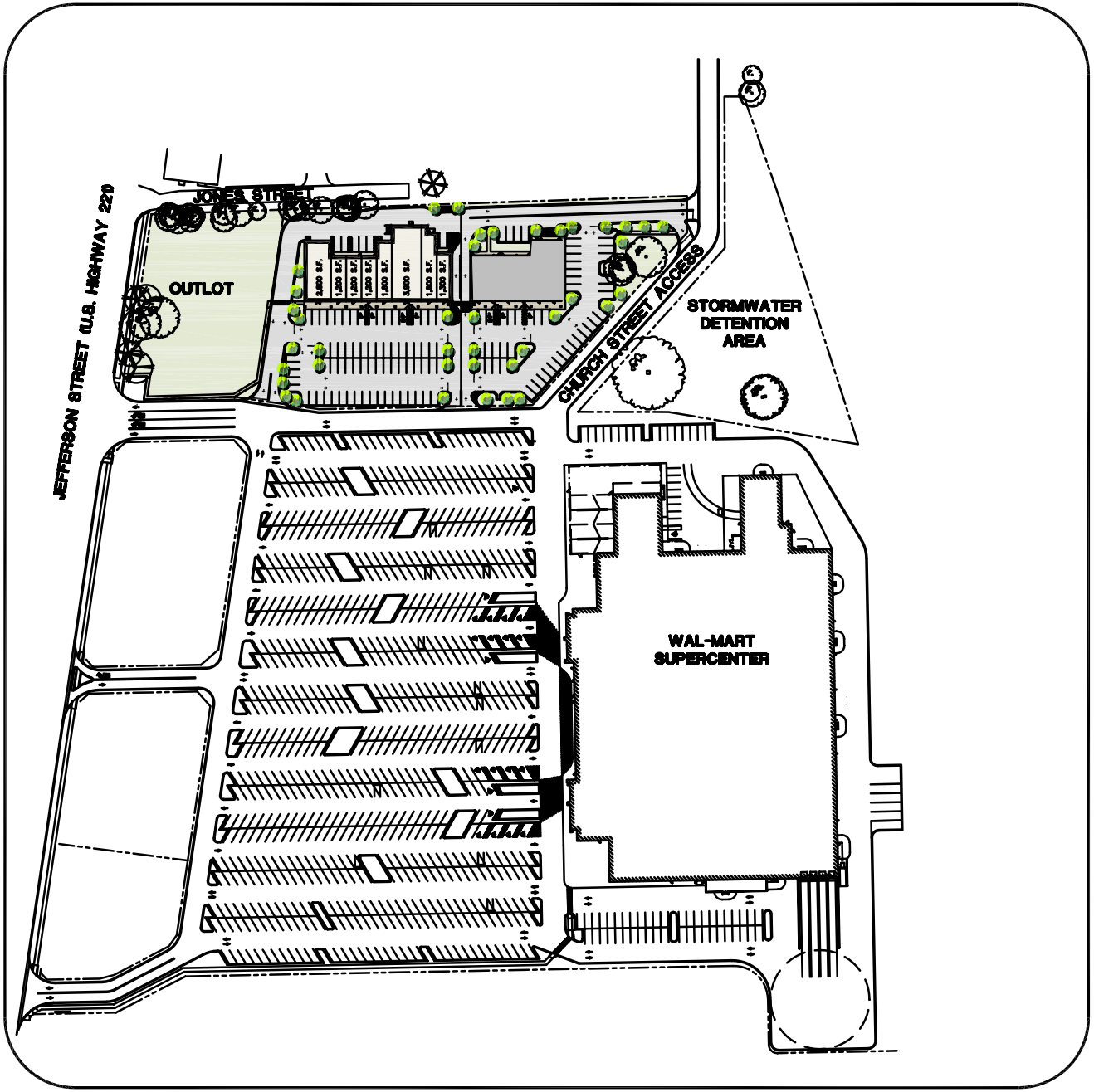
Perry, Florida

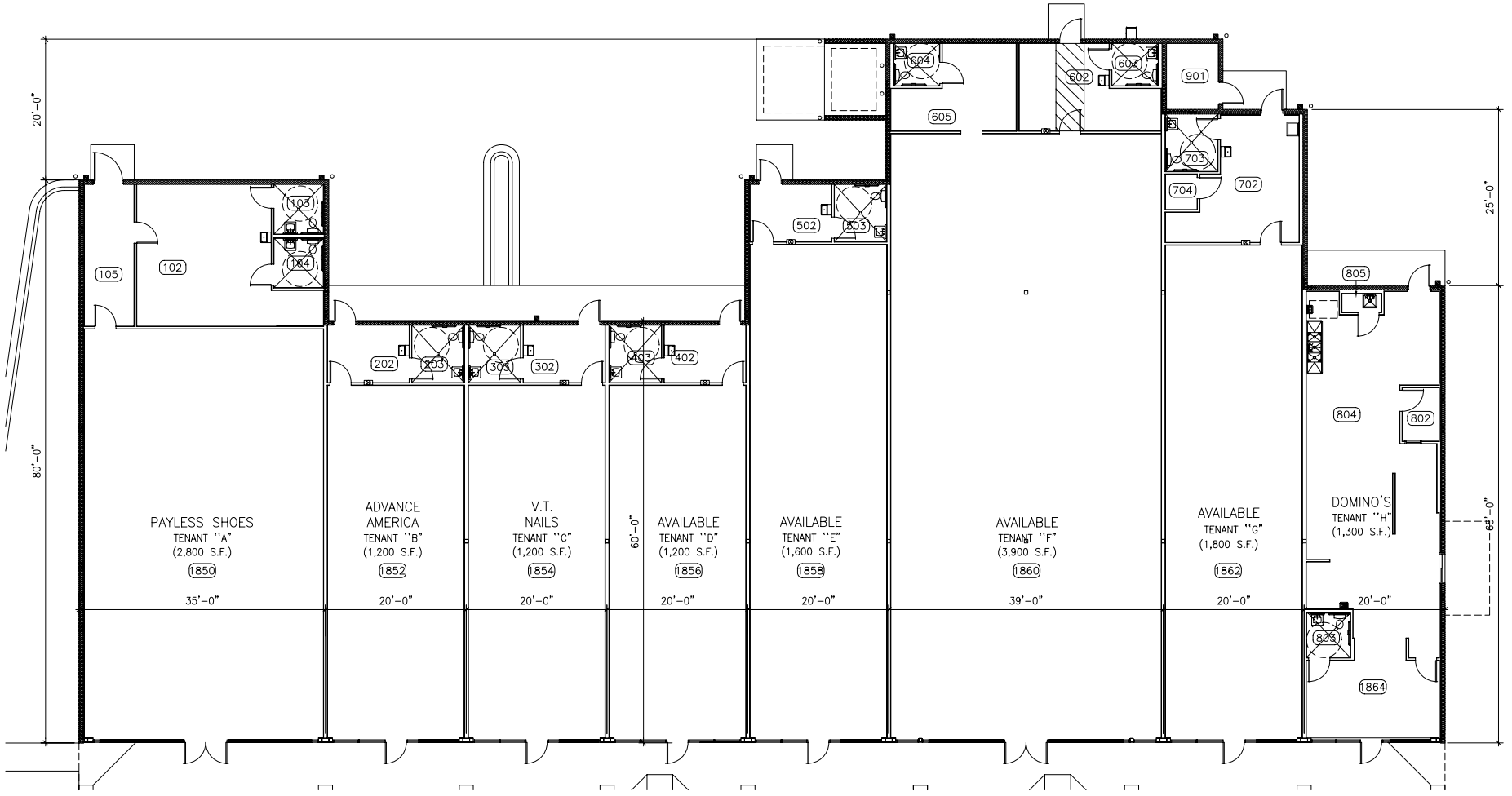




PERRY SHOPPING CENTER



SITE PLAN



SCALE: 0 20' 40'

NOT TO SCALE. DO NOT SCALE DRAWING.

PROJECT
PERRY
PERRY, FLORIDA

REVISIONS

DRAWING TITLE
LEASE PLAN

DATE	DRAWN BY	DRAWING #
2/27/09	APPROVED BY	SL-1

Schostak BROTHERS & COMPANY
17800 LAUREL PARK DRIVE NORTH SUITE 200C (248)262-1000 LIVONIA, MICHIGAN 48152

CE AMERICA
DVANCE
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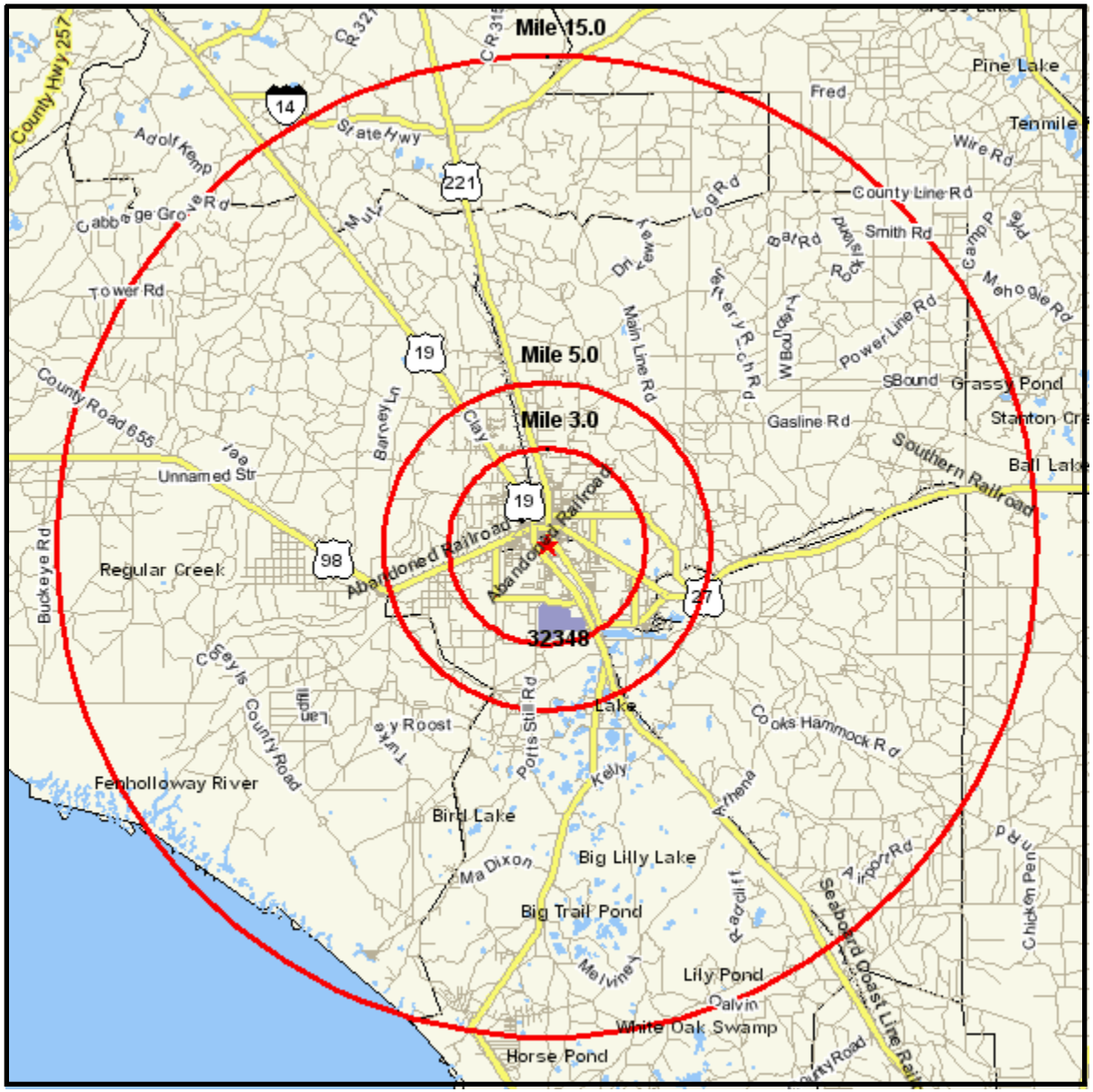
Friedman's
Domino's
567-RMT

Payless ShoeSource
ADVANCE AMERICA
CASH ADVANCE
V/T NAILS
cingular
CATO
jr/misses/plus
567-RMT

Area Map

Prepared For:

Order #: 966332716
Site: 01



1860 S JEFFERSON ST
PERRY,FL 32348-5613
Coord: 30.103425, -83.582398
Radius - See Appendix for Details

- Point
- Interstate Highways
- US Highways
- State Highways
- Major Highways
- Major Roads
- Roads
- Railroads
- Landmarks
- Parks
- Hydrography
- Airports
- Zip Code
- State
- Ocean

0 miles 3.32 6.63

N
W E
S

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Date: 02/22/10
Current Geography Selection: (3 Selected) 3,5,15 mile radii: 1860 S JEFFERSON ST, PERRY, FL 32348
Your title for this geography: Perry S_C_

Lat: 30.103370 **Long:** -83.582383
City: Perry **Pop:** 7,412
County: Taylor County **Pop:** 23,001
Zip: 32348 **Pop:** 9,733

Demographic Snapshot Comparison Report

	3 Miles:	5 Miles:	15 Miles:
Population: 2009			
Total Population	10,986	14,714	20,422
Male Population	47.0%	47.8%	51.2%
Female Population	53.0%	52.2%	48.8%
Median Age	37.8	38.2	37.7
Population Density (per sq. mi.)	388.6	187.4	28.9
Employees	5,429	6,385	8,941
Establishments	577	658	763
Income: 2009			
Median HH Income	$35,483	$37,144	$37,936
Per Capita Income	$15,332	$15,897	$16,358
Average HH Income	$43,869	$44,979	$44,522
Households: 2009			
Total Households	3,817	5,099	6,403
Average Household Size	2.74	2.72	2.76
Household Growth 1990 - 2000	2.8%	5.3%	10.7%
Housing: 2009			
Owner Occupied Housing Units	62.9%	64.9%	64.7%
Renter Occupied Housing Units	23.6%	20.7%	18.0%
Vacant Housing Units	13.5%	14.4%	17.3%
Race: 2009			
White	69.4%	73.5%	76.0%
Black	28.1%	23.8%	21.2%
American Indian, Eskimo, Aleut	0.8%	0.8%	0.9%
Asian	0.6%	0.6%	0.6%
Hawaiian or Pacific Islander	0.0%	0.0%	0.0%

Other	0.3%	0.3%	0.3%
Multirace	0.9%	1.0%	1.1%
Ethnicity: 2009			
Hispanic	1.3%	1.3%	1.7%
Non-Hispanic	98.7%	98.7%	98.3%

Current year data is for the year **2009**, 5 year projected data is for the year **2014**. More About Our Data.
Demographic data © 2009 by Experian/Applied Geographic Solutions.

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