

THE SHOPPES AT EASTCHASE & EASTCHASE PLAZA



PROJECT The Shoppes at EastChase and EastChase Plaza feature more than 759,000 square feet of destination retail and restaurants, fulfilling a regional consumer need for high quality and enjoyable shopping all in one location.

The first phase, which opened in 2002 and consists of 433,456 square feet, is a Dillard's-anchored open-air fashion center with specialty retailers such as White House | Black Market, Williams-Sonoma, Banana Republic, Pandora, Francesca's, DSW Shoes and Books-A-Million. Restaurants include favorites such as Bonefish Grill, Firebirds Wood Fired Grill, Panera Bread and Blackfinn Ameripub.

The second phase opened in 2003 behind the open-air fashion center and is a traffic-driving power center with more than 325,000 square feet anchored by Target, Kohl's, World Market, PetSmart and Ross. Daily visit frequency has accelerated, driven by the power center retailers and outparcel restaurants and retail.

LOCATION The Shoppes at EastChase are located off I-85, just east of I-65, in the densest retail corridor and fastest growing residential area of the city. More than 84,500 cars travel I-85 to Taylor Road each day, with over 43,000 cars traveling along Taylor Road daily.

TRADE AREA The Montgomery MSA includes two of the state's fastest growing communities, and there is little competition in the market - more than 65% of the stores and restaurants are unique to The Shoppes at EastChase, strengthening the property's position as a regional shopping destination.

CUSTOMER PROFILE Montgomery is an educated community, with 59% of trade-area residents having graduated or attended some college and a college enrollment of 25,000 students. Within the vicinity of The Shoppes at EastChase is a public high school named in the 2013 *U.S. News and World Report* national top 10 list. Trade area income levels are above the U.S. average at \$65,000, and 30% of households have incomes of \$75,000 or more; 61% of employees are white-collar professionals. Young families are the norm, with 54% of the population married with children. Almost 16,000 businesses employ over 194,000 people within a 20-mile radius, and over 1.3 million people travel to Montgomery annually to visit historic and cultural destinations.

SITE FACTS

ESTIMATED POPULATION

2015	324,352
2020	328,773

ESTIMATED HOUSEHOLDS

2015	127,418
2020	132,921

AVERAGE HOUSEHOLD INCOME

2015	\$64,848
2020	\$69,800

HH INCOME DISTRIBUTION

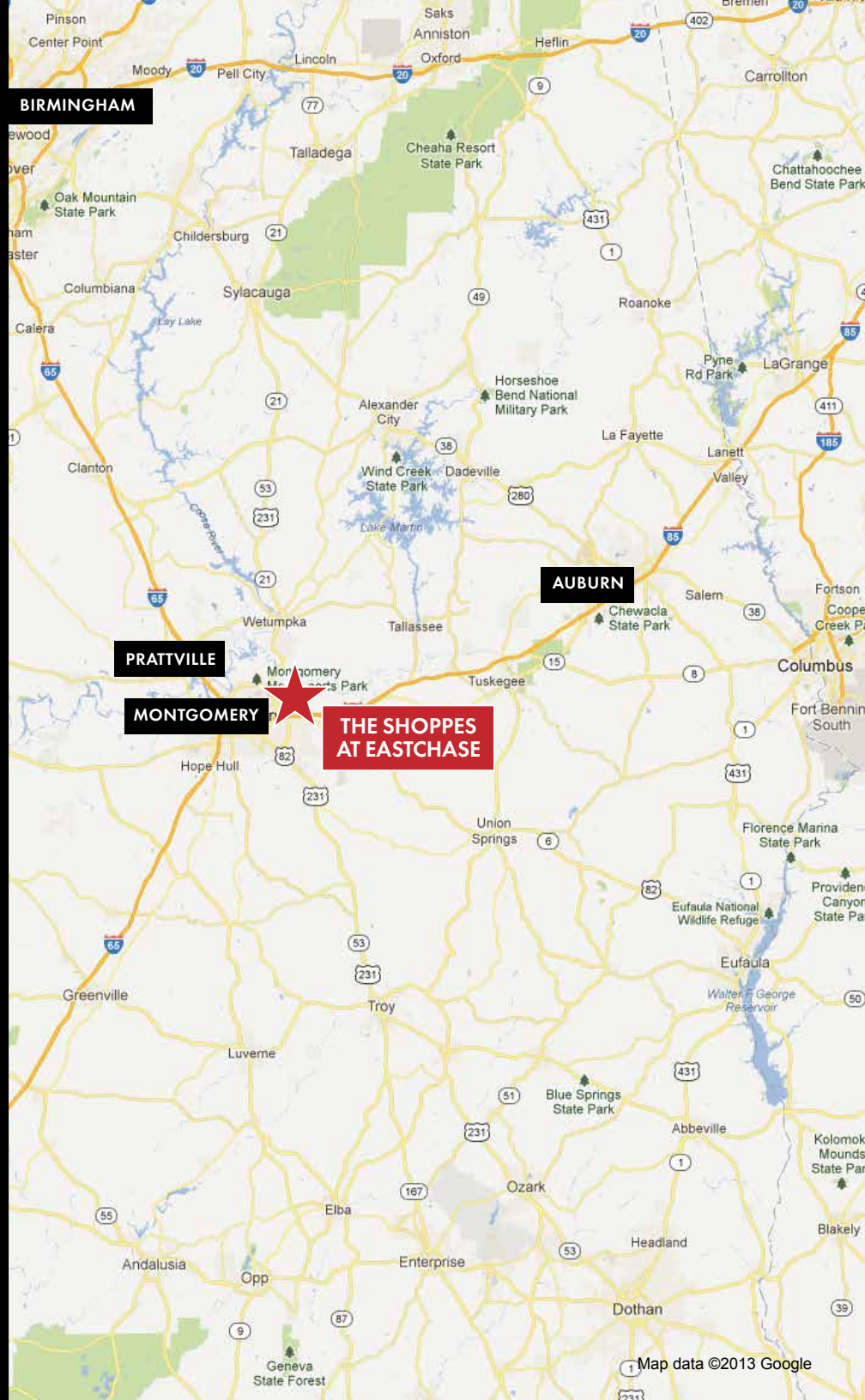
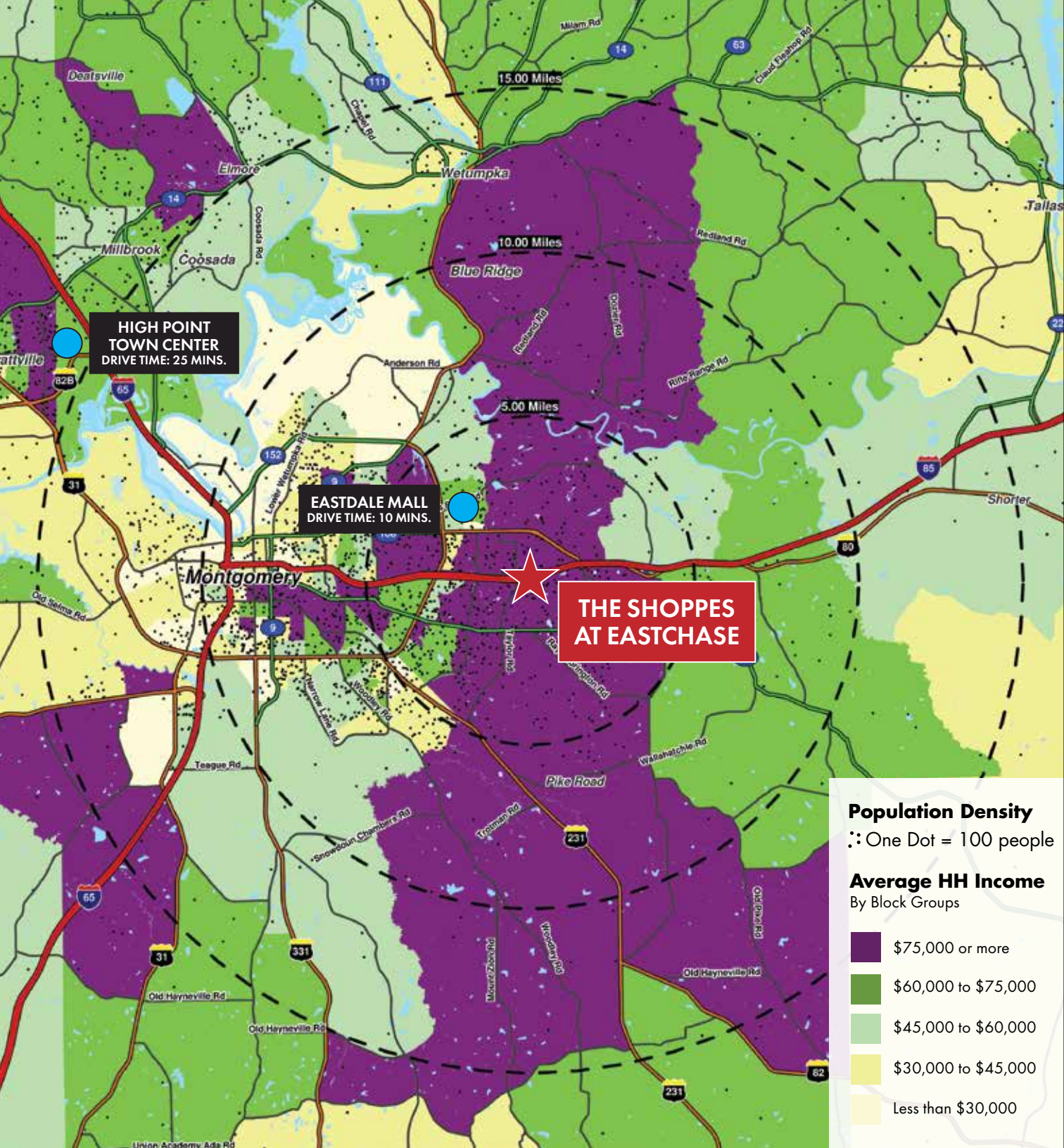
\$75,000+	30%
-----------	-----

OCCUPATION

White-collar workers	61%
----------------------	-----

Source: Moody's Economic Outlook, MSA; U.S. Census Bureau and Applied Geographic Solutions, 11/2015; 20-mile radius; Alabama Department of Tourism





AERIAL VIEW FACING EAST

TARGET

KOHL'S

EARTH FARE

DILLARD'S

84,500 CPD
85

TAYLOR ROAD 43,670 CPD





Kohl's
88,748 SF

Dillard's
137,339 SF

Retail
10,000 SF

Target
125,400 SF

PetSmart
19,000 SF

World Market
18,000 SF

Pier 1
10,000 SF

Ross
20,000 SF

EASTCHASE PARKWAY

BERRYHILL ROAD

ROOMSTO GO

1.3 ACRES



84,500 CPD

Weeks & Browning Realty

Gold's Gym

Starbucks

DIXY-PL-4

HOV

HERDY'S

HIGH TRUCK

VERSION WIRELESS

HOV 2/3/4

SINCE

STORAGE/NAE OFFICE

PITLAND

WANA MEDICAL RESOURCES

IFERRY CHRISTIAN BOOKSTORE

WELLS FARGO

CONSTRUCTION

OR'S

HONG FURS

TEAG ROOMHOUSE

RETURNS POND



BANANA REPUBLIC

BANANA REPUBLIC

BANANA REPUBLIC

BANANA REPUBLIC

THE SHOPPES AT EASTCHASE & EASTCHASE PLAZA

Total Size: 759,183 sq. ft.

SHOPPES ANCHORS:

Dillard's (157,339 sq. ft.)

PLAZA ANCHORS:

Target (125,400 sq. ft.)

Kohl's (88,248 sq. ft.)

SHOPPES:

American Eagle Outfitters*
Banana Republic*
Bath & Body Works
Books-A-Million*
Buckle*
Chico's*
The Children's Place*
Claire's
DSW Shoes*
Express*
Francesca's

Gap*
Justice*
Kinnucan's
Lane Bryant*
LOFT*
Lotus Boutique*
Men's Wearhouse
Merle Norman*
Motherhood Maternity*
New York & Company*
Pandora*

RESTAURANTS:

Blackfinn Ameripub*
Bonefish Grill*
Firebirds Wood Fired Grill*
Five Guys Burgers and Fries*
Great American Cookies
Moe's Southwest Grill

Panera Bread
Smoothie King
Starbucks
Which Wich?
Zoës Kitchen

PLAZA:

Campus Spirit*
Dressbarn*
Justice
PetSmart
Pier 1 Imports*
Rack Room Shoes
Ross Dress for Less
rue21
Sally Beauty Supply
World Market*



*EXCLUSIVE TO THE MARKET





OUR MANAGEMENT PHILOSOPHY

Our commitment is to creating community environments that are crafted for long-term growth. We recognize that the consumer is choice-driven with a desire for quality shopping, dining and entertainment all in one convenient location. Therefore, we specialize in managing multiuse destinations so that retail, recreation and business flow together, maximizing the synergies between lifestyle components to create an enjoyable atmosphere where customers can shop, dine, live, work and play.

Central to our philosophy is the desire to shape a destination of substance that's responsive to the needs of both the market and the community. We create true gathering places by crafting an ideal mix of shopping, social and professional venues in a beautifully landscaped, architecturally pleasing and well-maintained environment. The combination of high-demand retail, restaurants and entertainment, which might also include Class A office space, a residential component and service providers, delivers the ideal opportunity for customers and businesses to positively experience all that we have to offer. This is a proven formula for success for the consumer and businesses, helping to fulfill our mission of improving the quality of life in the communities we serve.



2222 ARLINGTON AVENUE

BIRMINGHAM, AL 35205

PHONE 800.89.BAYER

WWW.BAYERPROPERTIES.COM