

**Oskaloosa, Iowa**

**WAL-MART SUPERCENTER  
ANCHORED SHOPPING CENTER**

**Call for Details**

**209 Cornerstone Drive**

**For Additional Information Call:**

**888.810.5050**

**FOR LEASING:**

Dan Fink  
Leasing Representative  
Shadow-Anchored Centers Div.  
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**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

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ANYTIME FITNESS  
CASH STORE  
CATO  
CHECK INTO CASH  
CHECK 'N GO  
DOLLAR TREE  
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LITTLE CAESARS  
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PAYLESS SHOESOURCE**

**QUIZNOS  
RADIOSHACK  
RENT-A-CENTER  
SALLY BEAUTY  
SHOE SHOW  
SPRINT  
SUBWAY  
VERIZON WIRELESS**

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**Dan Fink  
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# 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.

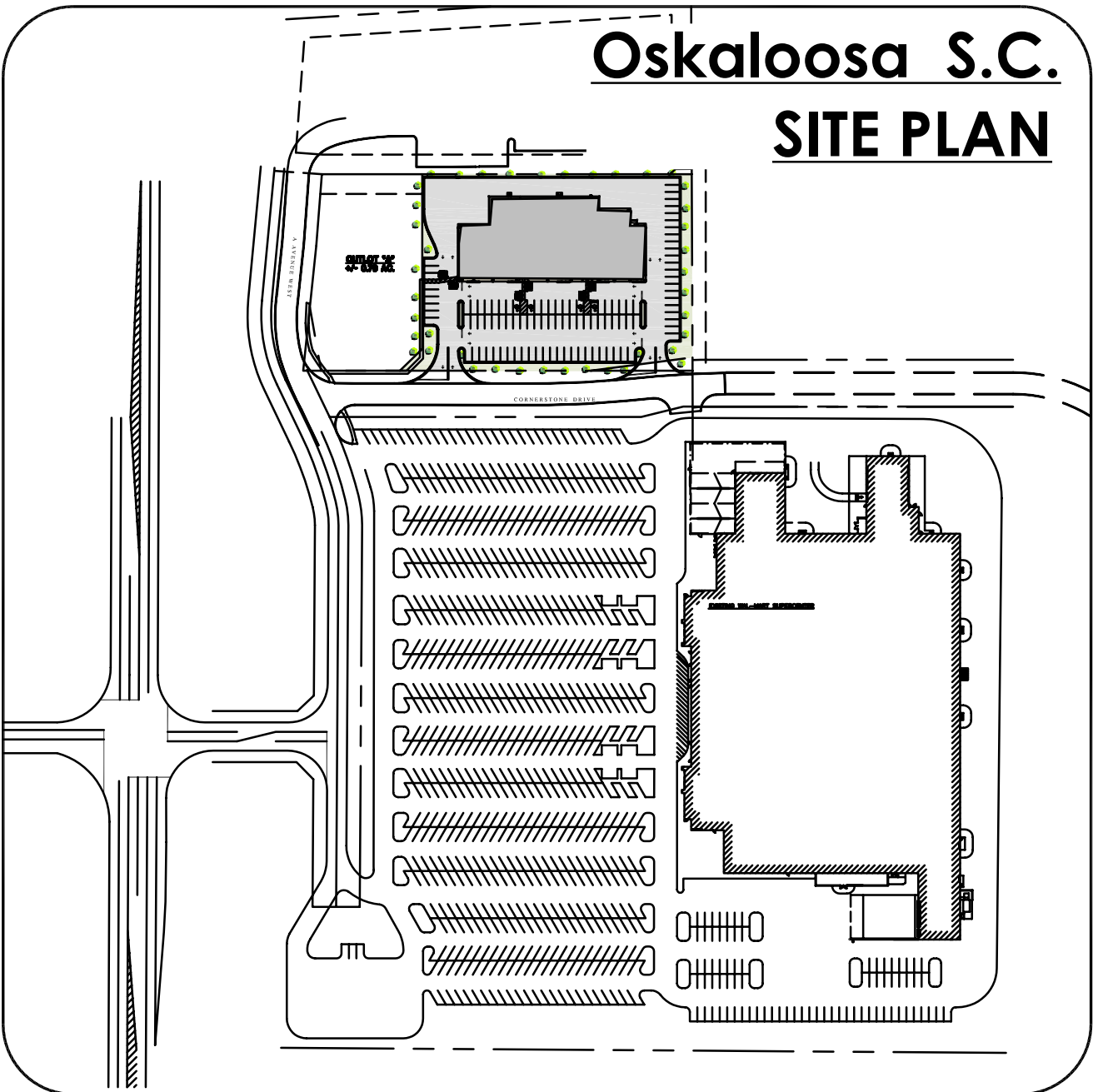
## WHAT DO OUR LOCATIONS HAVE TO OFFER?

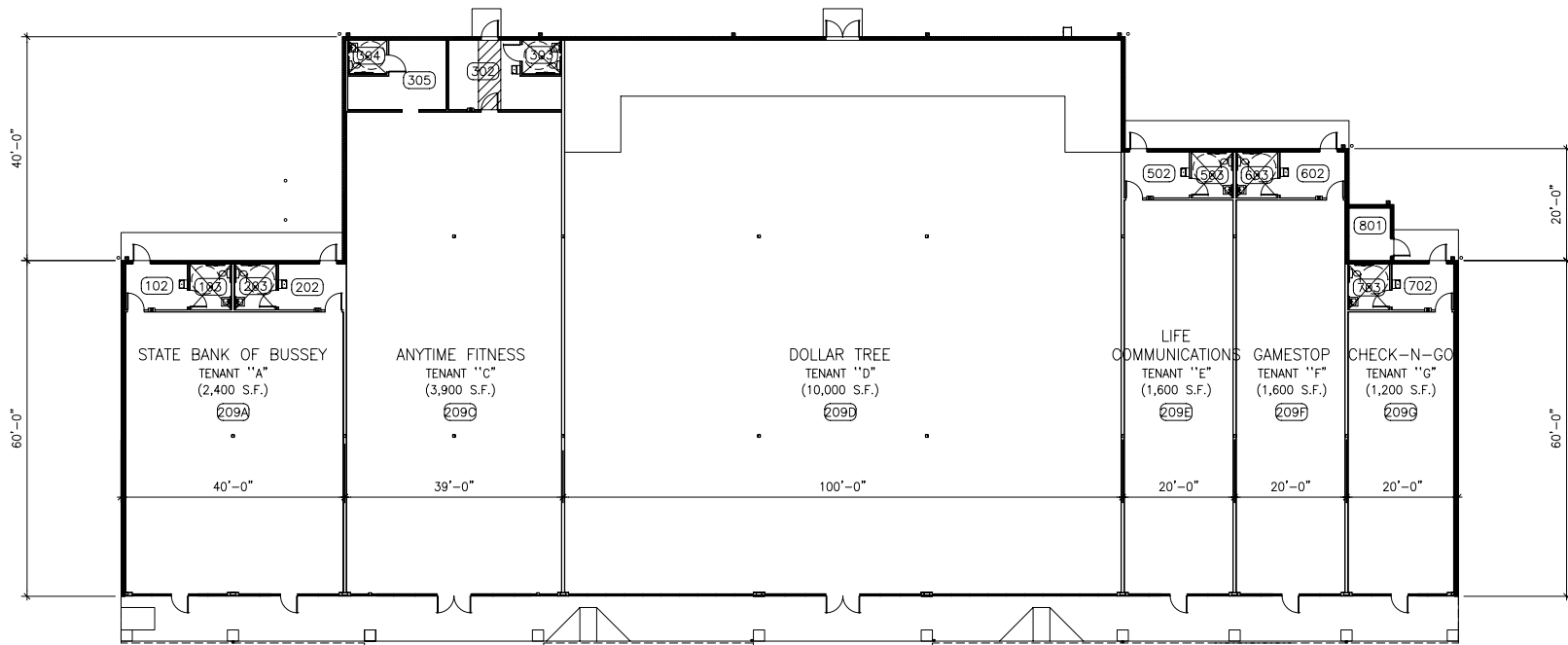
In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and 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.



# Oskaloosa S.C.

## SITE PLAN





NOT TO SCALE. DO NOT SCALE DRAWING.



**PROJECT**  
**OSKALOOSA**  
 OSKALOOSA, IOWA

REVISIONS

**DRAWING TITLE**  
**LEASE PLAN**

<b>DATE</b> 12/11/09	<b>DRAWN BY</b> APPROVED BY	<b>DRAWING #</b> <b>SL-1</b>
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**Schostak**  
 BROTHERS & COMPANY  
 17800 LAUREL PARK DRIVE NORTH SUITE 200C (248)262-1000 LIVONIA, MICHIGAN 48152



**DOLLAR  
TREE**

**\$1.00**

**Everything's \$1.00**

**GAMESTOP**

**GameStop**

**CheckGo**



STATE BANK

**CATO**  
r · misses · plus

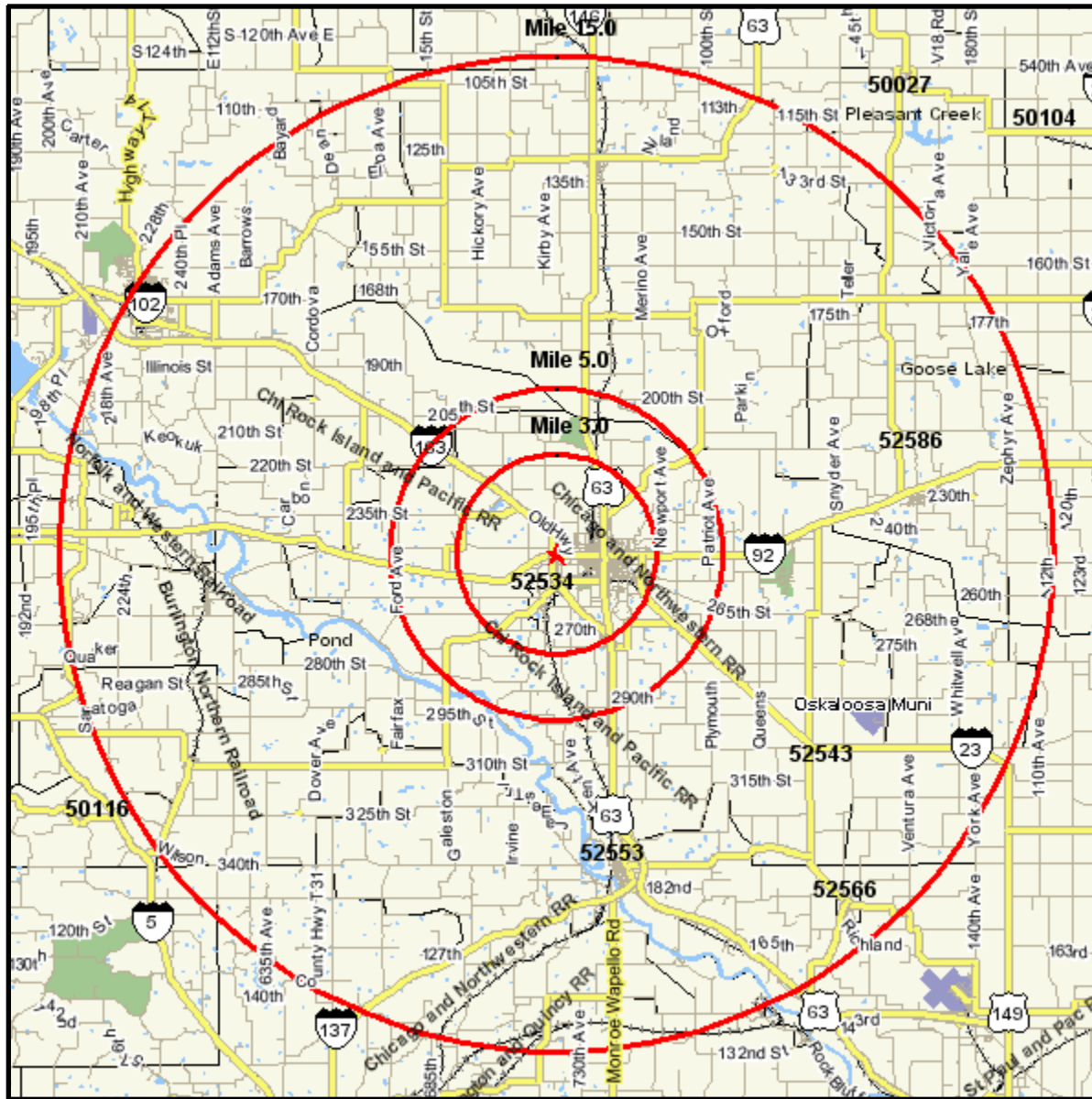
Everything's \$1.00



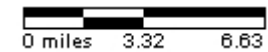
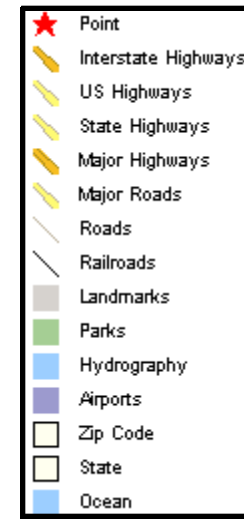
# Area Map

Prepared For:

Order #: 966338058  
Site: 01



209 CORNERSTONE DR  
OSKALOOSA, IA 52577-1969  
Coord: 41.296924, -92.672682  
Radius - See Appendix for Details



# FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 41.2971/-92.6717

RF1

**2203 A Ave W**

**Oskaloosa, IA 52577**

**3 mi radius 5 mi radius 15 mi radius**

		3 mi radius	5 mi radius	15 mi radius
<b>POPULATION</b>	2011 Estimated Population	11,890	14,332	32,674
	2016 Projected Population	12,418	14,837	33,545
	2010 Census Population	11,724	14,183	32,449
	2000 Census Population	11,592	13,893	32,354
	Projected Annual Growth 2011 to 2016	0.9%	0.7%	0.5%
	Historical Annual Growth 2000 to 2011	0.2%	0.3%	0.1%
<b>HOUSEHOLDS</b>	2011 Estimated Households	4,788	5,795	12,599
	2016 Projected Households	4,848	5,817	12,567
	2010 Census Households	4,759	5,780	12,608
	2000 Census Households	4,777	5,707	12,468
	Projected Annual Growth 2011 to 2016	0.3%	0.1%	-0.1%
	Historical Annual Growth 2000 to 2011	-	0.1%	0.1%
<b>AGE</b>	2011 Est. Population Under 10 Years	12.9%	13.1%	12.9%
	2011 Est. Population 10 to 19 Years	12.3%	12.4%	13.2%
	2011 Est. Population 20 to 29 Years	13.1%	13.4%	13.3%
	2011 Est. Population 30 to 44 Years	19.0%	19.3%	19.2%
	2011 Est. Population 45 to 59 Years	23.1%	21.9%	21.2%
	2011 Est. Population 60 to 74 Years	12.5%	12.5%	12.4%
	2011 Est. Population 75 Years or Over	7.3%	7.5%	7.8%
	2011 Est. Median Age	38.5	37.9	37.3
<b>MARITAL STATUS &amp; GENDER</b>	2011 Est. Male Population	50.1%	50.0%	49.2%
	2011 Est. Female Population	49.9%	50.0%	50.8%
	2011 Est. Never Married	24.5%	23.4%	24.2%
	2011 Est. Now Married	52.8%	55.0%	57.6%
	2011 Est. Separated or Divorced	14.8%	13.8%	11.1%
	2011 Est. Widowed	7.9%	7.8%	7.0%
<b>INCOME</b>	2011 Est. HH Income \$200,000 or More	1.4%	1.7%	1.4%
	2011 Est. HH Income \$150,000 to \$199,999	1.5%	1.5%	1.9%
	2011 Est. HH Income \$100,000 to \$149,999	8.1%	8.1%	9.7%
	2011 Est. HH Income \$75,000 to \$99,999	11.6%	12.0%	13.6%
	2011 Est. HH Income \$50,000 to \$74,999	19.2%	18.8%	21.7%
	2011 Est. HH Income \$35,000 to \$49,999	17.3%	17.2%	16.6%
	2011 Est. HH Income \$25,000 to \$34,999	11.1%	11.0%	10.7%
	2011 Est. HH Income \$15,000 to \$24,999	12.6%	12.2%	11.4%
	2011 Est. HH Income Under \$15,000	17.2%	17.4%	13.0%
	2011 Est. Average Household Income	\$53,049	\$55,010	\$57,987
	2011 Est. Median Household Income	\$43,643	\$43,568	\$48,532
	2011 Est. Per Capita Income	\$21,720	\$22,573	\$22,780
	2011 Est. Total Businesses	664	779	1,583
2011 Est. Total Employees	6,508	7,697	17,929	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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**Oskaloosa, IA 52577**

**3 mi radius 5 mi radius 15 mi radius**

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<b>RACE</b>	2011 Est. White	93.7%	94.2%	95.6%
	2011 Est. Black	1.9%	1.7%	1.0%
	2011 Est. Asian or Pacific Islander	1.6%	1.5%	1.4%
	2011 Est. American Indian or Alaska Native	0.3%	0.3%	0.2%
	2011 Est. Other Races	2.4%	2.3%	1.7%
<b>HISPANIC</b>	2011 Est. Hispanic Population	280	313	586
	2011 Est. Hispanic Population	2.4%	2.2%	1.8%
	2016 Proj. Hispanic Population	2.6%	2.4%	2.2%
	2010 Hispanic Population	2.3%	2.1%	1.7%
<b>EDUCATION (Adults 25 or Older)</b>	2011 Est. Adult Population (25 Years or Over)	8,180	9,791	21,985
	2011 Est. Elementary (Grade Level 0 to 8)	4.6%	4.4%	3.7%
	2011 Est. Some High School (Grade Level 9 to 11)	6.2%	6.1%	5.8%
	2011 Est. High School Graduate	42.1%	42.5%	41.5%
	2011 Est. Some College	18.1%	17.7%	17.5%
	2011 Est. Associate Degree Only	10.6%	10.6%	9.2%
	2011 Est. Bachelor Degree Only	13.6%	13.7%	16.4%
	2011 Est. Graduate Degree	4.7%	5.0%	5.9%
<b>HOUSING</b>	2011 Est. Total Housing Units	5,221	6,298	13,792
	2011 Est. Owner-Occupied	62.9%	64.1%	66.8%
	2011 Est. Renter-Occupied	28.8%	27.9%	24.6%
	2011 Est. Vacant Housing	8.3%	8.0%	8.6%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	1.7%	2.3%	2.7%
	2000 Homes Built 1995 to 1998	4.2%	4.6%	4.9%
	2000 Homes Built 1990 to 1994	4.6%	4.6%	5.4%
	2000 Homes Built 1980 to 1989	8.1%	8.4%	8.8%
	2000 Homes Built 1970 to 1979	13.2%	14.2%	15.8%
	2000 Homes Built 1960 to 1969	7.8%	8.0%	9.8%
	2000 Homes Built 1950 to 1959	10.3%	10.5%	10.0%
	2000 Homes Built Before 1949	50.1%	47.4%	42.6%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	-	-	0.1%
	2000 Home Value \$400,000 to \$499,999	0.2%	0.2%	0.2%
	2000 Home Value \$300,000 to \$399,999	0.2%	0.3%	0.7%
	2000 Home Value \$200,000 to \$299,999	1.1%	1.4%	2.9%
	2000 Home Value \$150,000 to \$199,999	5.1%	5.5%	6.6%
	2000 Home Value \$100,000 to \$149,999	13.3%	14.5%	18.2%
	2000 Home Value \$50,000 to \$99,999	51.9%	51.2%	46.6%
	2000 Home Value \$25,000 to \$49,999	23.4%	22.3%	18.9%
	2000 Home Value Under \$25,000	4.7%	4.6%	5.8%
	2000 Median Home Value	\$68,047	\$69,983	\$77,615
	2000 Median Rent	\$172	\$173	\$241

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Oskaloosa, IA 52577				
<b>LABOR FORCE</b>	2011 Est. Labor Population Age 16 Years or Over	9,414	11,314	25,991
	2011 Est. Civilian Employed	59.6%	60.4%	63.5%
	2011 Est. Civilian Unemployed	7.4%	6.7%	5.1%
	2011 Est. in Armed Forces	-	-	-
	2011 Est. not in Labor Force	33.0%	32.9%	31.4%
	2011 Labor Force Males	49.9%	49.9%	48.6%
	2011 Labor Force Females	50.1%	50.1%	51.4%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16 Years or Over	5,346	6,474	15,875
	2000 Mgmt, Business, & Financial Operations	11.4%	12.1%	12.8%
	2000 Professional, Related	16.6%	16.3%	15.5%
	2000 Service	13.4%	13.5%	14.1%
	2000 Sales, Office	23.3%	23.3%	22.7%
	2000 Farming, Fishing, Forestry	0.7%	0.7%	1.1%
	2000 Construction, Extraction, Maintenance	9.0%	9.0%	9.0%
	2000 Production, Transport, Material Moving	25.6%	25.2%	24.8%
	2000 White Collar Workers	51.3%	51.6%	50.9%
	2000 Blue Collar Workers	48.7%	48.4%	49.1%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	78.6%	78.5%	75.8%
	2000 Drive to Work in Carpool	12.8%	12.6%	11.5%
	2000 Travel to Work by Public Transportation	0.1%	0.1%	0.4%
	2000 Drive to Work on Motorcycle	-	-	0.1%
	2000 Walk or Bicycle to Work	3.3%	3.2%	6.4%
	2000 Other Means	1.4%	1.2%	0.6%
	2000 Work at Home	3.9%	4.3%	5.3%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	53.5%	53.0%	52.6%
	2000 Travel to Work in 15 to 29 Minutes	30.1%	30.6%	29.9%
	2000 Travel to Work in 30 to 59 Minutes	11.8%	12.0%	13.4%
	2000 Travel to Work in 60 Minutes or More	4.6%	4.5%	4.1%
	2000 Average Travel Time to Work	16.6	16.6	16.5
<b>CONSUMER EXPENDITURE</b>	2011 Est. Total Household Expenditure	\$217 M	\$270 M	\$608 M
	2011 Est. Apparel	\$10.3 M	\$12.8 M	\$28.8 M
	2011 Est. Contributions, Gifts	\$13.1 M	\$16.3 M	\$36.8 M
	2011 Est. Education, Reading	\$5.48 M	\$6.83 M	\$15.4 M
	2011 Est. Entertainment	\$12.0 M	\$14.9 M	\$33.8 M
	2011 Est. Food, Beverages, Tobacco	\$35.4 M	\$43.9 M	\$98.5 M
	2011 Est. Furnishings, Equipment	\$9.32 M	\$11.6 M	\$26.4 M
	2011 Est. Health Care, Insurance	\$16.1 M	\$19.9 M	\$44.4 M
	2011 Est. Household Operations, Shelter, Utilities	\$64.9 M	\$80.5 M	\$181 M
	2011 Est. Miscellaneous Expenses	\$3.70 M	\$4.58 M	\$10.3 M
2011 Est. Personal Care	\$3.17 M	\$3.93 M	\$8.84 M	
2011 Est. Transportation	\$43.9 M	\$54.4 M	\$123 M	

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