

**Radcliff, Kentucky**

**WAL-MART SUPERCENTER  
ANCHORED SHOPPING CENTER**

**Space Available – Call for Details**

**2001-2039 Wal-Mart Way**

**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](mailto: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](http://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**

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ADVANCE AMERICA  
SPRINT  
CASH STORE  
CATO  
CHECK INTO CASH  
CHECK 'N GO  
ANYTIME FITNESS  
DOLLAR TREE

DOMINO'S PIZZA  
FASHION BUG  
GAMESTOP  
GNC  
GREAT CLIPS  
HIBBETT SPORTS  
LITTLE CAESARS  
MAURICES

PAYLESS SHOESOURCE  
QUIZNOS  
RADIOSHACK  
RENT-A-CENTER  
SALLY BEAUTY  
SHOESHOW  
SUBWAY  
VERIZON WIRELESS

#### FOR ACQUISITIONS:

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

SCHOSTAK BROTHERS & COMPANY  
17800 Laurel Park Drive North  
Suite 200C  
Livonia, Michigan 48152  
[www.schostak.com](http://www.schostak.com)

#### FOR LEASING:

Rebecca Dragin  
Leasing Agent  
614.306.4556  
dragin@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

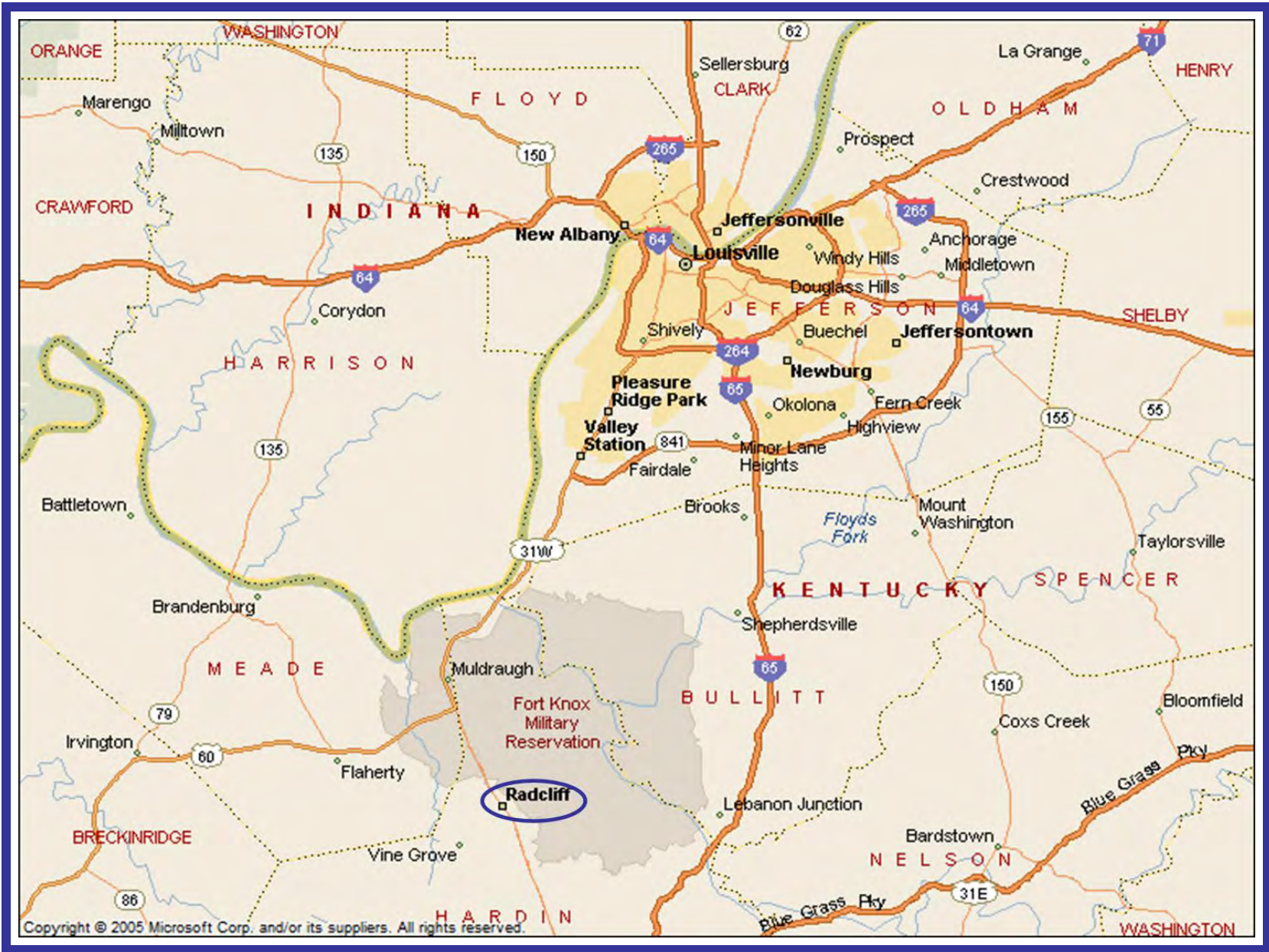
The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an 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

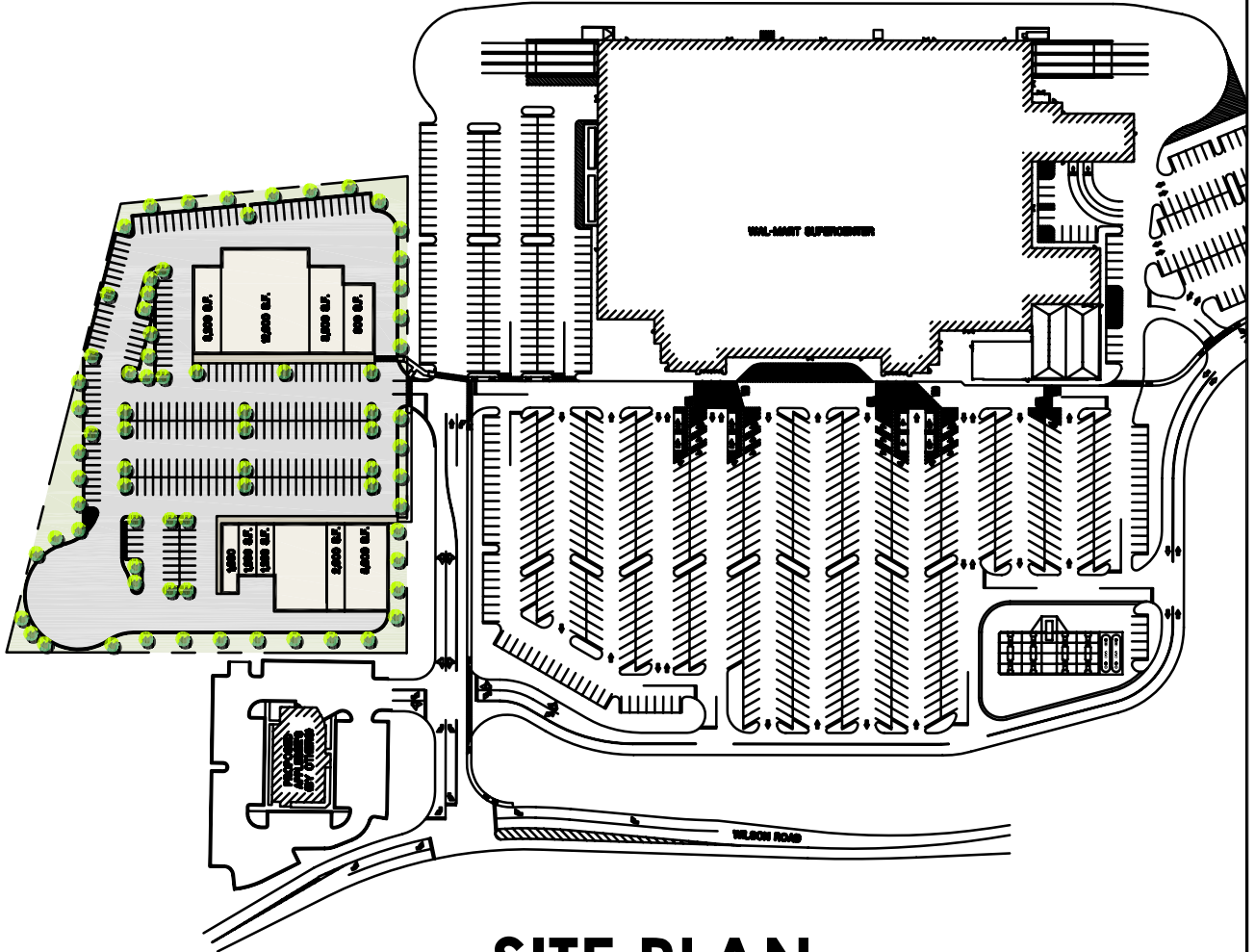
Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers ... the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the 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?

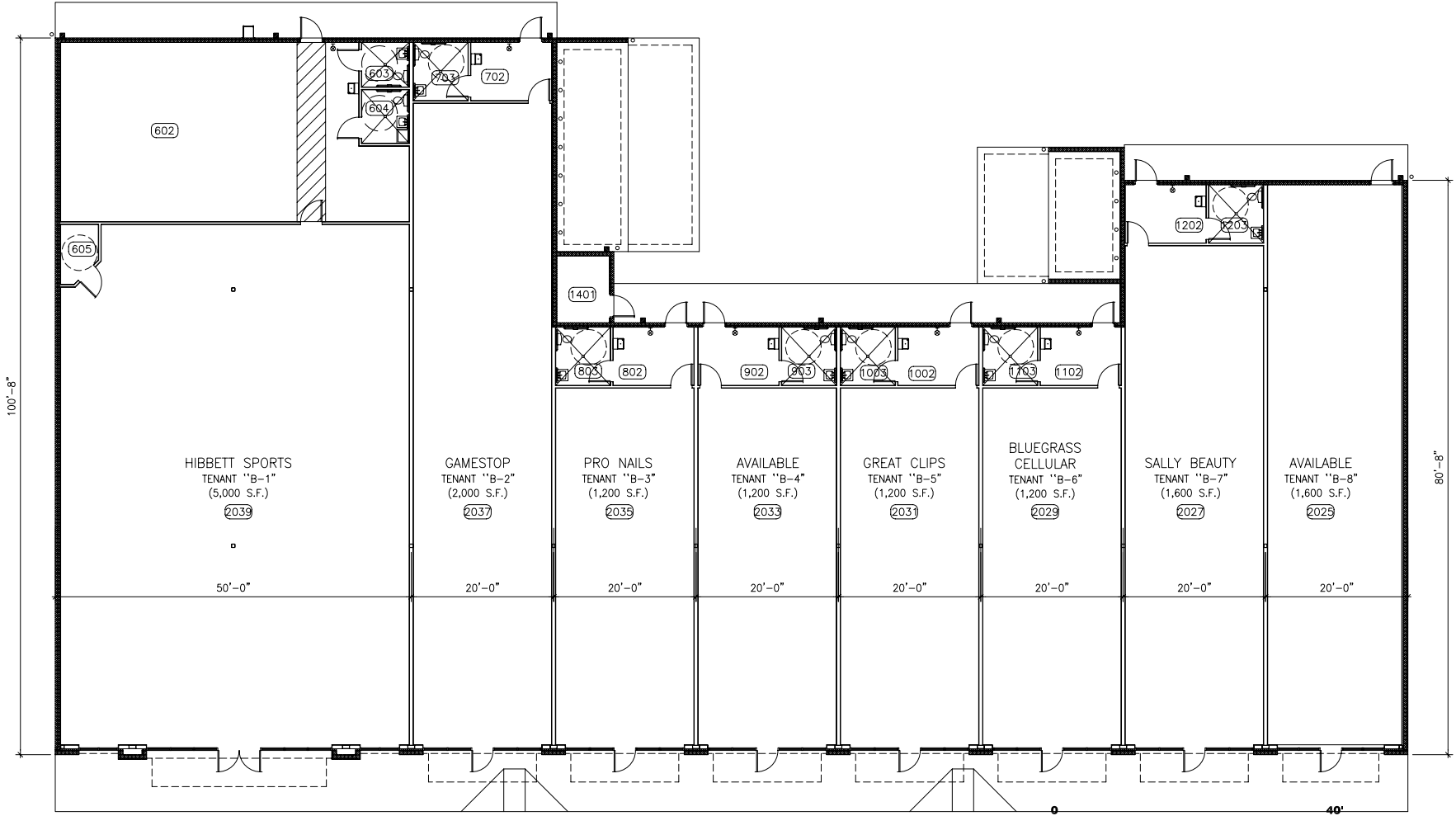
In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and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



# Radcliff Shopping Center



**SITE PLAN**



100'-8"

80'-8"

HIBBETT SPORTS  
TENANT "B-1"  
(5,000 S.F.)  
2039  
50'-0"

GAMESTOP  
TENANT "B-2"  
(2,000 S.F.)  
2037  
20'-0"

PRO NAILS  
TENANT "B-3"  
(1,200 S.F.)  
2035  
20'-0"

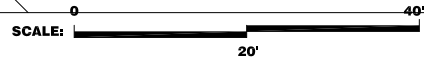
AVAILABLE  
TENANT "B-4"  
(1,200 S.F.)  
2033  
20'-0"

GREAT CLIPS  
TENANT "B-5"  
(1,200 S.F.)  
2031  
20'-0"

BLUEGRASS  
CELLULAR  
TENANT "B-6"  
(1,200 S.F.)  
2029  
20'-0"

SALLY BEAUTY  
TENANT "B-7"  
(1,600 S.F.)  
2027  
20'-0"

AVAILABLE  
TENANT "B-8"  
(1,600 S.F.)  
2025  
20'-0"



NOT TO SCALE. DO NOT SCALE DRAWING.

PROJECT **RADCLIFF**  
**RADCLIFF, KENTUCKY**

REVISIONS

DRAWING TITLE  
**LEASE PLAN**

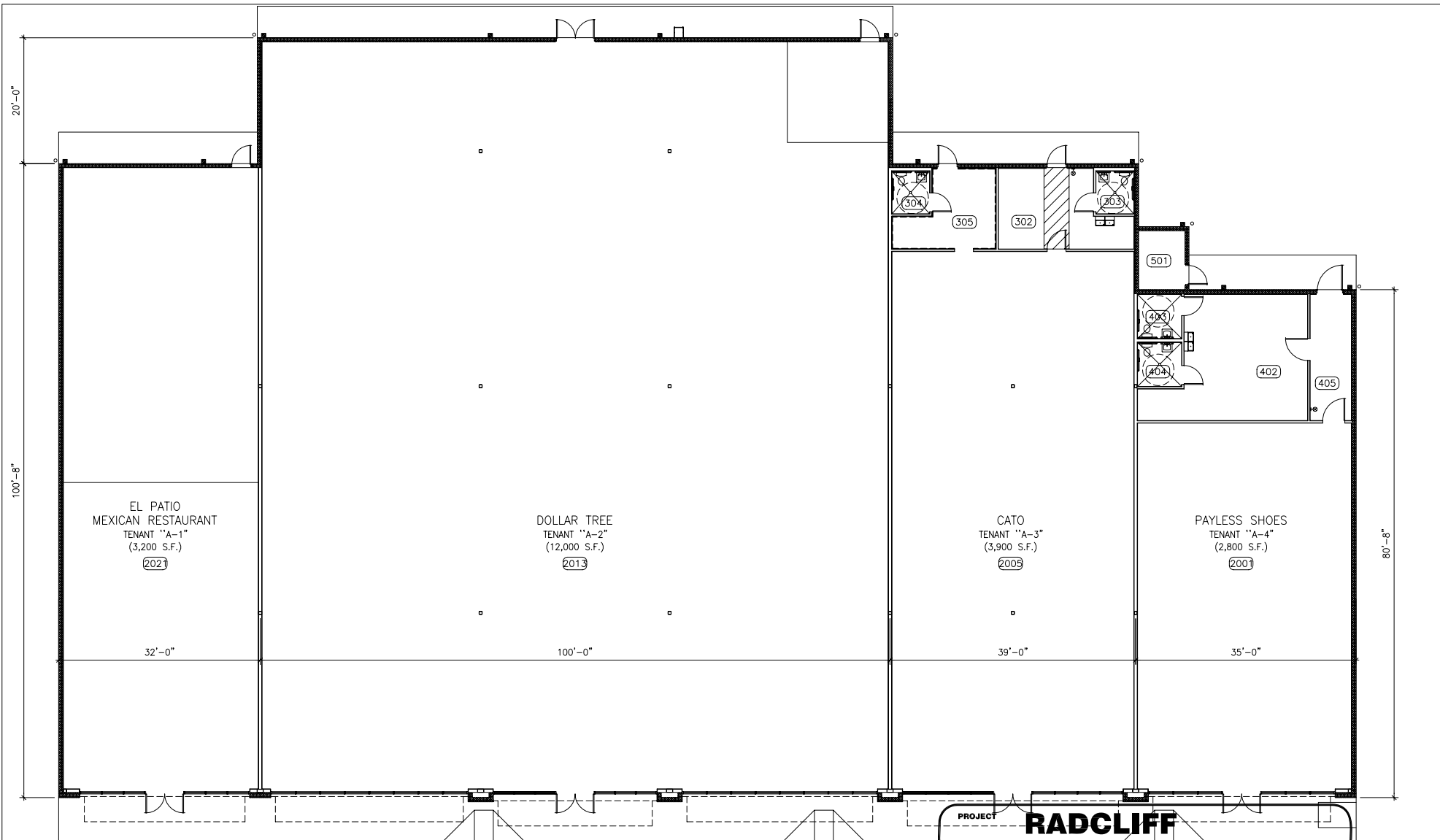
DATE  
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APPROVED BY

DRAWING #  
**SL-1**



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



EL PATIO  
MEXICAN RESTAURANT  
TENANT "A-1"  
(3,200 S.F.)  
**(202)**

DOLLAR TREE  
TENANT "A-2"  
(12,000 S.F.)  
**(201)**

CATO  
TENANT "A-3"  
(3,900 S.F.)  
**(200)**

PAYLESS SHOES  
TENANT "A-4"  
(2,800 S.F.)  
**(200)**

PROJECT **RADCLIFF**  
**RADCLIFF, KENTUCKY**

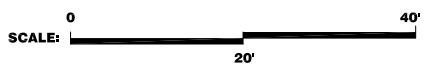
REVISIONS

DRAWING TITLE  
**LEASE PLAN**

DATE  
**4/6/09**

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APPROVED BY

DRAWING #  
**SL-1**



NOT TO SCALE. DO NOT SCALE DRAWING.

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



Everything's \$1.00  
**DOLLAR TREE**  
Everything's \$1.00

**CATO**  
FASHIONS

**Payless**  
SHOES

White sedan  
Black sedan  
Blue motorcycle  
Dark SUV  
Silver sedan  
Dark SUV  
Dark sedan

Gold minivan



HURBETT  
SPORTS

Game Stop

PRO NAILS

GREAT CLIPS

BLUEGRASS  
CELLULAR

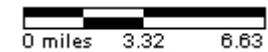
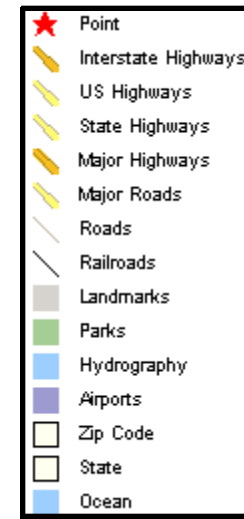
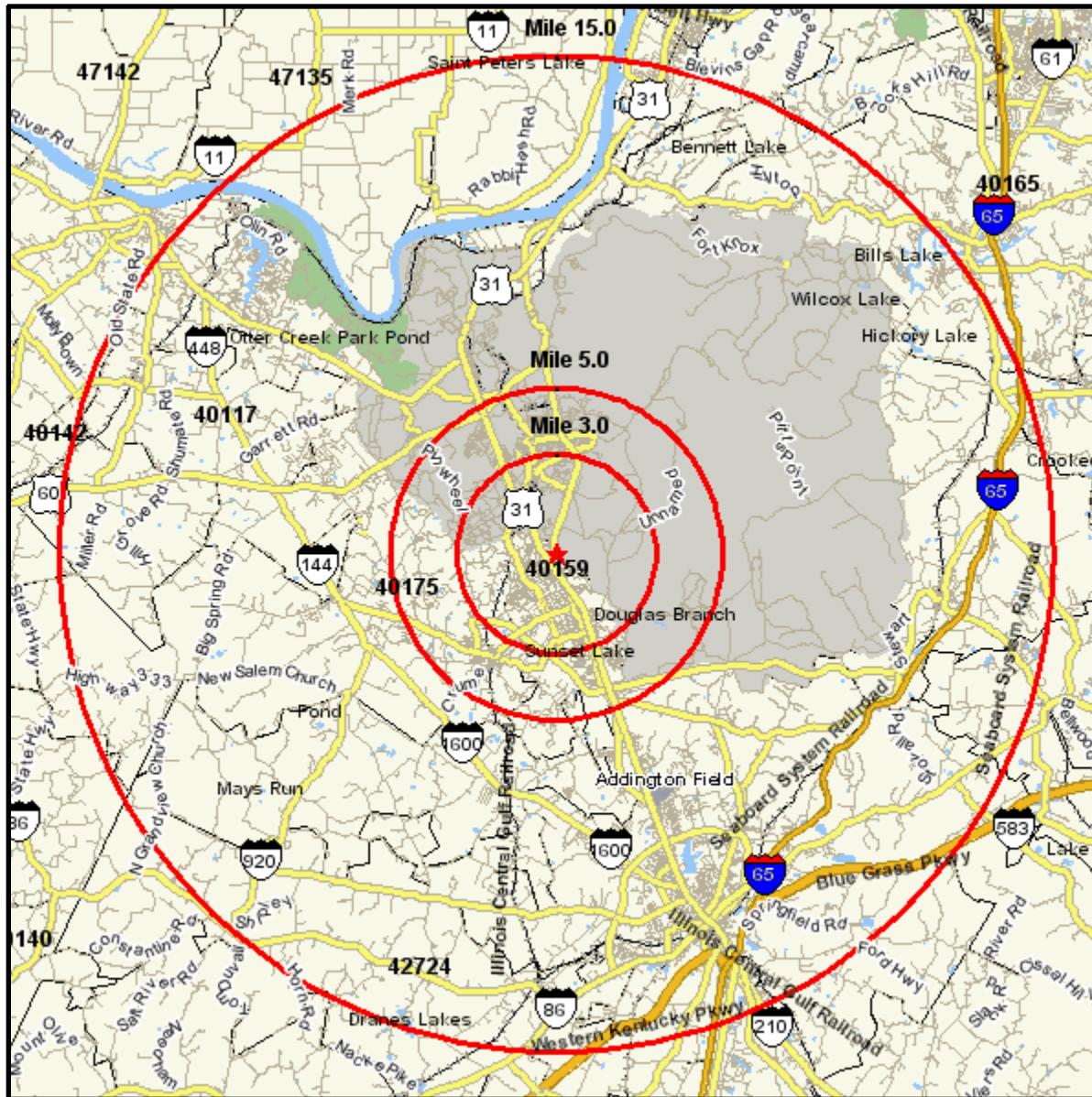
SALLY

# Area Map

Prepared For:

Order #: 966332762  
Site: 01

2001 WALMART WAY  
RADCLIFF, KY 40160-1489  
Coord: 37.854200, -85.944200  
Radius - See Appendix for Details



# FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 37.8507/-85.9432

RF1

2039 Walmart Way		3 mi radius	5 mi radius	15 mi radius
Radcliff, KY 40160				
POPULATION	2011 Estimated Population	25,527	39,600	129,251
	2016 Projected Population	29,130	45,046	142,933
	2010 Census Population	24,570	38,139	126,034
	2000 Census Population	25,244	39,941	113,486
	Projected Annual Growth 2011 to 2016	2.8%	2.8%	2.1%
	Historical Annual Growth 2000 to 2011	0.1%	-0.1%	1.3%
HOUSEHOLDS	2011 Estimated Households	8,966	13,617	47,134
	2016 Projected Households	8,924	13,689	47,128
	2010 Census Households	9,218	13,761	47,186
	2000 Census Households	8,811	13,419	41,386
	Projected Annual Growth 2011 to 2016	-0.1%	0.1%	-
	Historical Annual Growth 2000 to 2011	0.2%	0.1%	1.3%
AGE	2011 Est. Population Under 10 Years	13.6%	13.3%	14.0%
	2011 Est. Population 10 to 19 Years	12.4%	12.5%	14.0%
	2011 Est. Population 20 to 29 Years	13.9%	13.9%	13.7%
	2011 Est. Population 30 to 44 Years	20.1%	20.1%	20.1%
	2011 Est. Population 45 to 59 Years	24.7%	24.6%	21.2%
	2011 Est. Population 60 to 74 Years	10.9%	11.4%	12.1%
	2011 Est. Population 75 Years or Over	4.5%	4.2%	4.9%
	2011 Est. Median Age	36.5	36.7	35.3
MARITAL STATUS & GENDER	2011 Est. Male Population	50.8%	50.7%	49.4%
	2011 Est. Female Population	49.2%	49.3%	50.6%
	2011 Est. Never Married	25.6%	23.4%	20.8%
	2011 Est. Now Married	50.2%	55.1%	58.4%
	2011 Est. Separated or Divorced	19.1%	16.9%	15.3%
	2011 Est. Widowed	5.1%	4.5%	5.5%
INCOME	2011 Est. HH Income \$200,000 or More	1.0%	0.8%	1.1%
	2011 Est. HH Income \$150,000 to \$199,999	1.7%	1.9%	2.3%
	2011 Est. HH Income \$100,000 to \$149,999	8.8%	9.0%	11.1%
	2011 Est. HH Income \$75,000 to \$99,999	11.8%	12.0%	13.2%
	2011 Est. HH Income \$50,000 to \$74,999	19.8%	19.6%	19.3%
	2011 Est. HH Income \$35,000 to \$49,999	17.6%	20.6%	16.7%
	2011 Est. HH Income \$25,000 to \$34,999	12.7%	12.7%	11.8%
	2011 Est. HH Income \$15,000 to \$24,999	15.3%	13.5%	12.6%
	2011 Est. HH Income Under \$15,000	11.4%	9.9%	11.8%
	2011 Est. Average Household Income	\$54,067	\$54,614	\$57,569
	2011 Est. Median Household Income	\$44,802	\$46,733	\$48,686
	2011 Est. Per Capita Income	\$20,140	\$19,721	\$21,542
	2011 Est. Total Businesses	881	1,109	4,339
	2011 Est. Total Employees	7,992	10,413	51,708

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2039 Walmart Way Radcliff, KY 40160		3 mi radius	5 mi radius	15 mi radius
<b>RACE</b>	2011 Est. White	66.3%	68.7%	82.2%
	2011 Est. Black	21.0%	19.4%	10.4%
	2011 Est. Asian or Pacific Islander	3.4%	3.2%	2.1%
	2011 Est. American Indian or Alaska Native	0.7%	0.8%	0.5%
	2011 Est. Other Races	8.6%	8.0%	4.8%
<b>HISPANIC</b>	2011 Est. Hispanic Population	2,489	3,772	6,797
	2011 Est. Hispanic Population	9.8%	9.5%	5.3%
	2016 Proj. Hispanic Population	12.4%	12.0%	6.8%
	2010 Hispanic Population	9.1%	8.8%	4.8%
<b>EDUCATION (Adults 25 or Older)</b>	2011 Est. Adult Population (25 Years or Over)	17,169	26,717	83,996
	2011 Est. Elementary (Grade Level 0 to 8)	3.0%	2.5%	4.5%
	2011 Est. Some High School (Grade Level 9 to 11)	7.2%	6.6%	8.4%
	2011 Est. High School Graduate	34.8%	34.4%	35.8%
	2011 Est. Some College	27.1%	28.9%	24.2%
	2011 Est. Associate Degree Only	11.6%	11.4%	9.6%
	2011 Est. Bachelor Degree Only	11.3%	11.8%	10.6%
	2011 Est. Graduate Degree	4.9%	4.5%	7.1%
<b>HOUSING</b>	2011 Est. Total Housing Units	9,844	15,225	51,597
	2011 Est. Owner-Occupied	43.5%	43.8%	60.1%
	2011 Est. Renter-Occupied	47.6%	45.6%	31.2%
	2011 Est. Vacant Housing	8.9%	10.5%	8.6%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	2.1%	2.3%	4.0%
	2000 Homes Built 1995 to 1998	6.4%	7.2%	10.4%
	2000 Homes Built 1990 to 1994	7.1%	7.7%	10.1%
	2000 Homes Built 1980 to 1989	26.5%	25.1%	20.2%
	2000 Homes Built 1970 to 1979	26.5%	24.3%	22.3%
	2000 Homes Built 1960 to 1969	16.4%	15.2%	12.5%
	2000 Homes Built 1950 to 1959	7.8%	9.4%	10.6%
	2000 Homes Built Before 1949	7.2%	8.8%	9.9%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	-	0.2%	0.4%
	2000 Home Value \$400,000 to \$499,999	-	-	0.2%
	2000 Home Value \$300,000 to \$399,999	0.1%	0.1%	0.6%
	2000 Home Value \$200,000 to \$299,999	0.7%	1.3%	3.6%
	2000 Home Value \$150,000 to \$199,999	1.7%	2.7%	7.2%
	2000 Home Value \$100,000 to \$149,999	17.1%	18.3%	23.8%
	2000 Home Value \$50,000 to \$99,999	74.3%	70.5%	54.5%
	2000 Home Value \$25,000 to \$49,999	4.8%	5.6%	7.9%
	2000 Home Value Under \$25,000	1.2%	1.2%	1.7%
	2000 Median Home Value	\$83,587	\$84,832	\$91,612
	2000 Median Rent	\$270	\$309	\$274

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Radcliff, KY 40160				
<b>LABOR FORCE</b>	2011 Est. Labor Population Age 16 Years or Over	20,201	31,408	100,319
	2011 Est. Civilian Employed	40.5%	42.0%	50.0%
	2011 Est. Civilian Unemployed	6.6%	6.5%	6.5%
	2011 Est. in Armed Forces	19.1%	18.7%	7.5%
	2011 Est. not in Labor Force	33.8%	32.8%	35.9%
	2011 Labor Force Males	51.4%	51.0%	49.0%
	2011 Labor Force Females	48.6%	49.0%	51.0%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16 Years or Over	8,755	13,340	47,180
	2000 Mgmt, Business, & Financial Operations	7.7%	7.8%	9.3%
	2000 Professional, Related	14.3%	15.1%	15.4%
	2000 Service	20.0%	18.6%	15.4%
	2000 Sales, Office	29.1%	29.5%	26.8%
	2000 Farming, Fishing, Forestry	0.3%	0.3%	0.5%
	2000 Construction, Extraction, Maintenance	9.4%	9.4%	11.0%
	2000 Production, Transport, Material Moving	19.2%	19.3%	21.6%
	2000 White Collar Workers	51.1%	52.4%	51.5%
	2000 Blue Collar Workers	48.9%	47.6%	48.5%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	73.3%	75.1%	80.5%
	2000 Drive to Work in Carpool	13.5%	12.6%	11.7%
	2000 Travel to Work by Public Transportation	1.5%	1.3%	0.7%
	2000 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
	2000 Walk or Bicycle to Work	6.3%	6.0%	2.8%
	2000 Other Means	2.5%	2.3%	1.5%
	2000 Work at Home	2.8%	2.6%	2.7%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	42.6%	41.3%	35.2%
	2000 Travel to Work in 15 to 29 Minutes	32.4%	35.3%	34.1%
	2000 Travel to Work in 30 to 59 Minutes	17.3%	16.6%	23.2%
	2000 Travel to Work in 60 Minutes or More	7.7%	6.8%	7.5%
	2000 Average Travel Time to Work	21.4	20.6	23.0
<b>CONSUMER EXPENDITURE</b>	2011 Est. Total Household Expenditure	\$412 M	\$631 M	\$2.26 B
	2011 Est. Apparel	\$19.7 M	\$30.1 M	\$108 M
	2011 Est. Contributions, Gifts	\$24.3 M	\$37.1 M	\$136 M
	2011 Est. Education, Reading	\$10.5 M	\$16.0 M	\$58.4 M
	2011 Est. Entertainment	\$22.9 M	\$35.1 M	\$126 M
	2011 Est. Food, Beverages, Tobacco	\$67.4 M	\$103 M	\$367 M
	2011 Est. Furnishings, Equipment	\$17.6 M	\$27.0 M	\$98.1 M
	2011 Est. Health Care, Insurance	\$30.1 M	\$46.0 M	\$164 M
	2011 Est. Household Operations, Shelter, Utilities	\$123 M	\$188 M	\$675 M
	2011 Est. Miscellaneous Expenses	\$7.03 M	\$10.7 M	\$38.4 M
2011 Est. Personal Care	\$6.03 M	\$9.22 M	\$32.9 M	
2011 Est. Transportation	\$83.7 M	\$128 M	\$460 M	

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