

**Zachary, Louisiana**

**WAL-MART SUPERCENTER  
ANCHORED SHOPPING CENTER**

**Call for Details**

**5647 Main 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](mailto:fink@schostak.com)

**SCHOSTAK BROTHERS & CO.:**

17800 Laurel Park Drive N.  
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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.**



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- **EXCELLENT CO-TENANCIES**

- **STRATEGIC SMALL MARKET PENETRATION**
- **STEADY RELIABLE TRAFFIC**

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SALLY BEAUTY  
SHOE SHOW  
SPRINT  
SUBWAY  
VERIZON WIRELESS**

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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

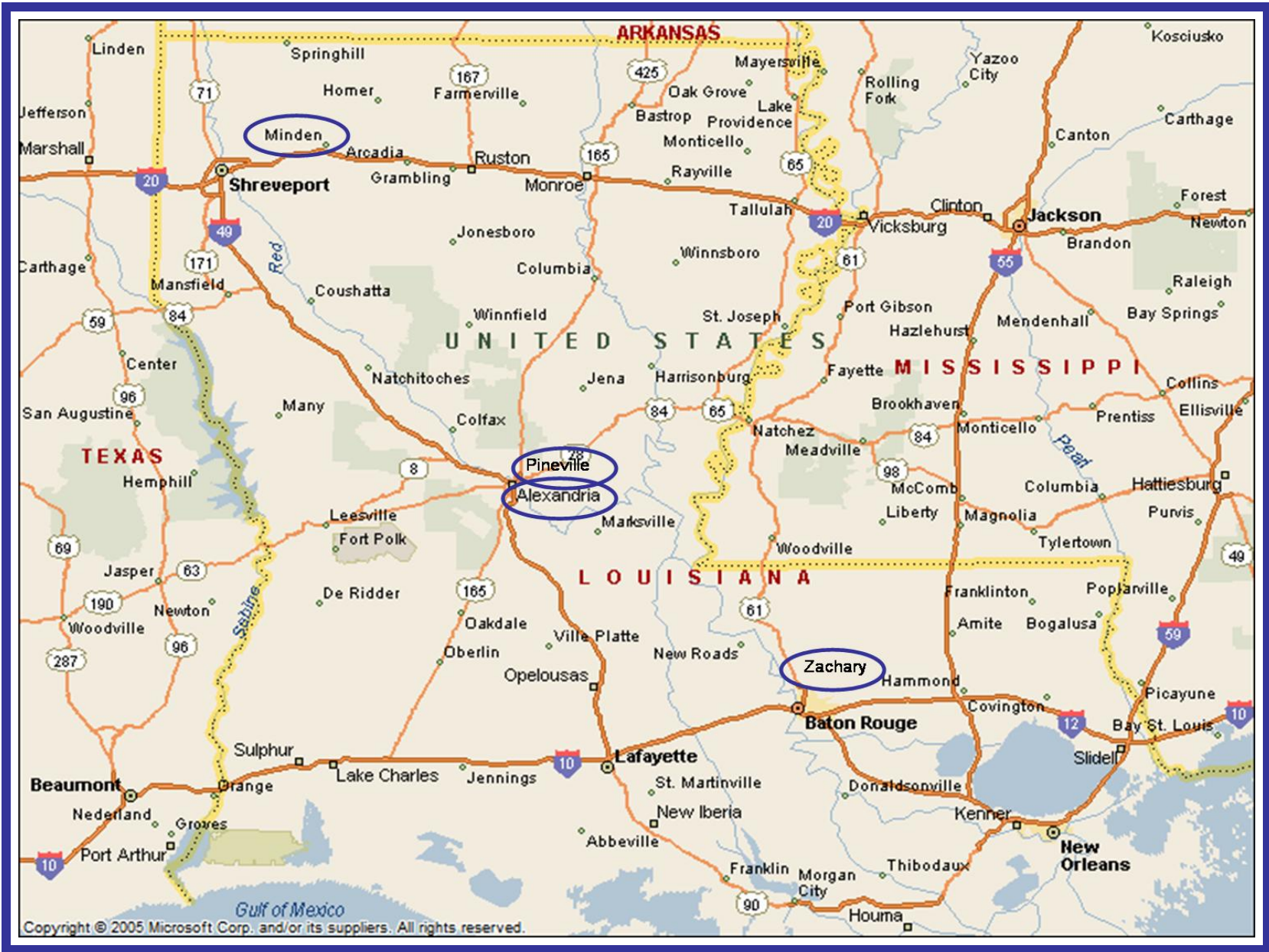
The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an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

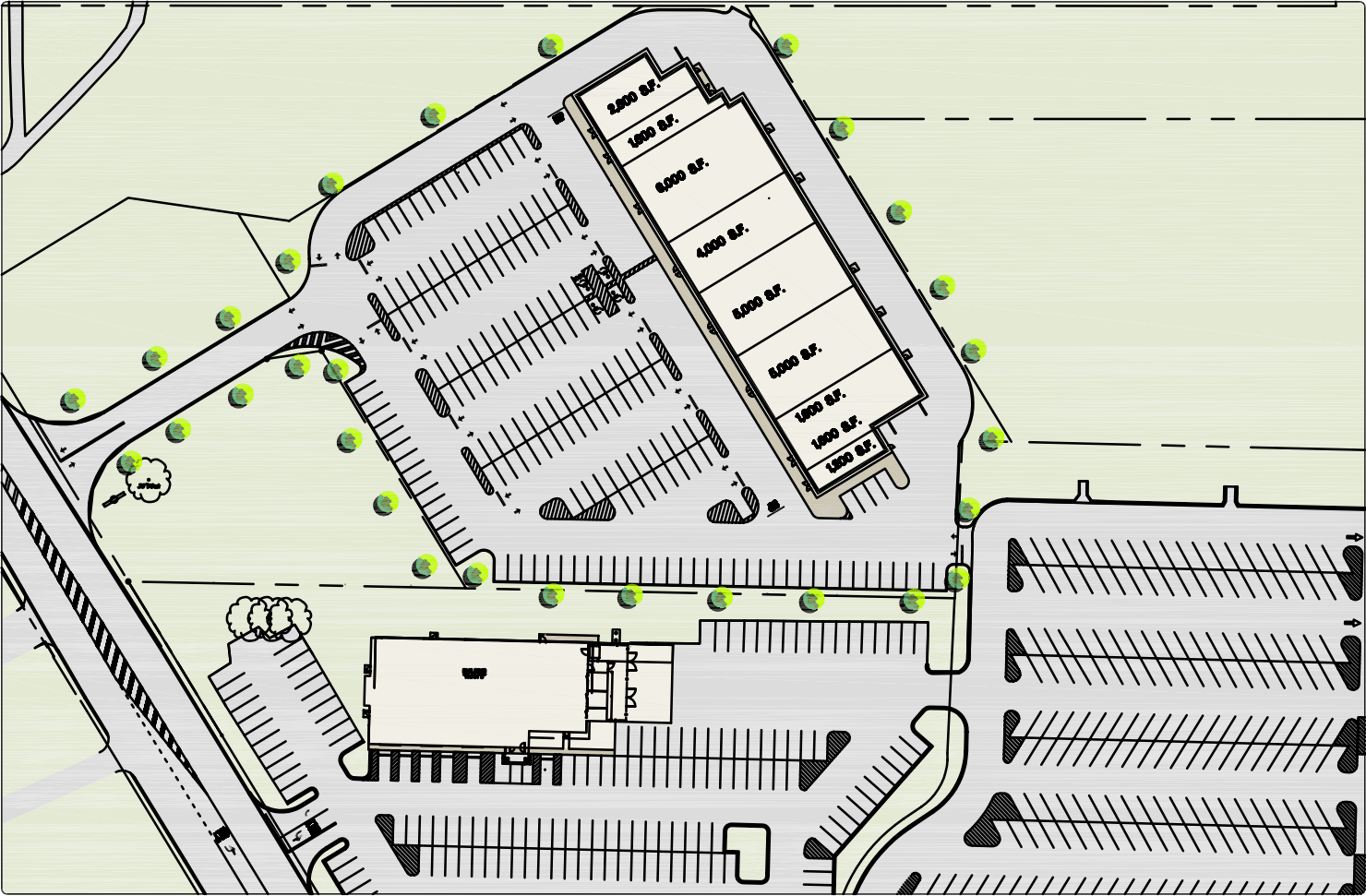
Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers ... the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the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

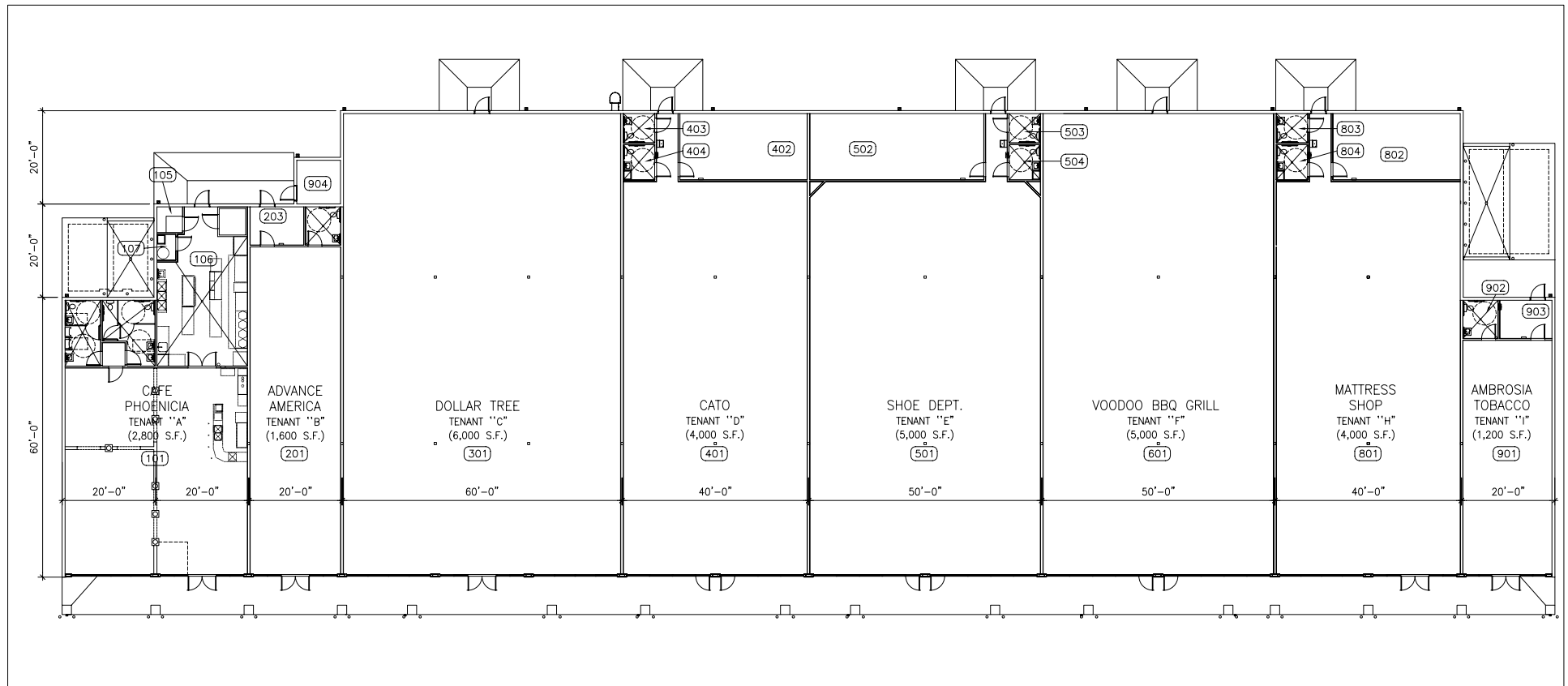
In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and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



# ZACHARY SHOPPING CENTER



SITE PLAN



SCALE: 0 20' 40'

NOT TO SCALE. DO NOT SCALE DRAWING.

PROJECT **ZACHARY**  
**ZACHARY, LOUISIANA**

REVISIONS

DRAWING TITLE  
**LEASE PLAN**

DATE  
9/9/08

DRAWN BY

APPROVED BY

DRAWING #  
**SL-1**

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



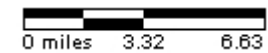
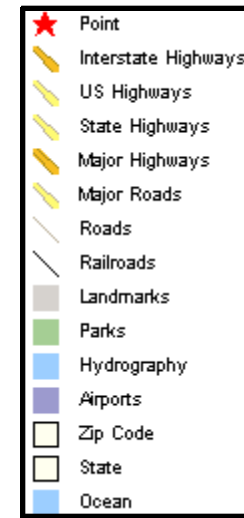
**ZACHARY SHOPPING CENTER—30,000 SQ FT**

# Area Map

Prepared For:

Order #: 966332770  
Site: 01

5647 MAIN ST  
ZACHARY, LA 70791-4082  
Coord: 30.647541, -91.146882  
Radius - See Appendix for Details



# FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 30.6480/-91.1448

RF1

5647 Main St		3 mi radius	5 mi radius	15 mi radius
Zachary, LA 70791				
POPULATION	2011 Estimated Population	14,271	32,376	289,218
	2016 Projected Population	15,038	34,395	302,667
	2010 Census Population	14,062	31,798	286,129
	2000 Census Population	11,420	27,176	276,902
	Projected Annual Growth 2011 to 2016	1.1%	1.2%	0.9%
	Historical Annual Growth 2000 to 2011	2.3%	1.7%	0.4%
HOUSEHOLDS	2011 Estimated Households	4,945	11,284	104,831
	2016 Projected Households	5,084	11,704	107,350
	2010 Census Households	4,911	11,137	104,275
	2000 Census Households	3,913	9,507	98,990
	Projected Annual Growth 2011 to 2016	0.6%	0.7%	0.5%
	Historical Annual Growth 2000 to 2011	2.4%	1.7%	0.5%
AGE	2011 Est. Population Under 10 Years	14.4%	14.7%	14.3%
	2011 Est. Population 10 to 19 Years	17.1%	15.8%	15.2%
	2011 Est. Population 20 to 29 Years	19.8%	19.4%	18.9%
	2011 Est. Population 30 to 44 Years	13.8%	15.0%	16.7%
	2011 Est. Population 45 to 59 Years	17.0%	17.5%	18.5%
	2011 Est. Population 60 to 74 Years	12.0%	11.9%	11.2%
	2011 Est. Population 75 Years or Over	5.8%	5.7%	5.2%
	2011 Est. Median Age	28.1	29.3	30.8
MARITAL STATUS & GENDER	2011 Est. Male Population	46.4%	48.0%	48.2%
	2011 Est. Female Population	53.6%	52.0%	51.8%
	2011 Est. Never Married	23.5%	25.3%	31.5%
	2011 Est. Now Married	57.8%	55.9%	44.9%
	2011 Est. Separated or Divorced	11.9%	12.4%	16.6%
	2011 Est. Widowed	6.9%	6.4%	6.9%
INCOME	2011 Est. HH Income \$200,000 or More	2.3%	1.9%	1.6%
	2011 Est. HH Income \$150,000 to \$199,999	3.4%	2.5%	2.4%
	2011 Est. HH Income \$100,000 to \$149,999	15.2%	13.0%	10.1%
	2011 Est. HH Income \$75,000 to \$99,999	18.2%	15.4%	10.8%
	2011 Est. HH Income \$50,000 to \$74,999	20.6%	18.8%	16.7%
	2011 Est. HH Income \$35,000 to \$49,999	15.6%	17.7%	15.0%
	2011 Est. HH Income \$25,000 to \$34,999	10.5%	11.9%	12.3%
	2011 Est. HH Income \$15,000 to \$24,999	9.0%	10.8%	13.5%
	2011 Est. HH Income Under \$15,000	5.1%	8.0%	17.6%
	2011 Est. Average Household Income	\$69,374	\$64,089	\$54,693
	2011 Est. Median Household Income	\$62,235	\$55,469	\$45,716
	2011 Est. Per Capita Income	\$24,952	\$23,065	\$20,898
	2011 Est. Total Businesses	537	955	11,207
2011 Est. Total Employees	5,702	9,586	135,316	

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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RF1

5647 Main St		3 mi radius	5 mi radius	15 mi radius
Zachary, LA 70791				
<b>RACE</b>	2011 Est. White	58.7%	47.7%	40.3%
	2011 Est. Black	38.5%	49.9%	56.1%
	2011 Est. Asian or Pacific Islander	0.8%	0.6%	1.2%
	2011 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
	2011 Est. Other Races	1.7%	1.6%	2.1%
<b>HISPANIC</b>	2011 Est. Hispanic Population	234	484	8,030
	2011 Est. Hispanic Population	1.6%	1.5%	2.8%
	2016 Proj. Hispanic Population	2.2%	2.1%	3.8%
	2010 Hispanic Population	1.5%	1.4%	2.5%
<b>EDUCATION (Adults 25 or Older)</b>	2011 Est. Adult Population (25 Years or Over)	8,028	18,810	172,232
	2011 Est. Elementary (Grade Level 0 to 8)	3.5%	3.3%	5.5%
	2011 Est. Some High School (Grade Level 9 to 11)	5.9%	6.9%	11.3%
	2011 Est. High School Graduate	37.4%	36.8%	35.3%
	2011 Est. Some College	22.0%	25.7%	23.8%
	2011 Est. Associate Degree Only	5.1%	5.2%	4.2%
	2011 Est. Bachelor Degree Only	17.8%	14.9%	12.9%
	2011 Est. Graduate Degree	8.2%	7.2%	6.9%
<b>HOUSING</b>	2011 Est. Total Housing Units	5,208	11,993	114,210
	2011 Est. Owner-Occupied	75.6%	71.8%	61.3%
	2011 Est. Renter-Occupied	19.4%	22.3%	30.5%
	2011 Est. Vacant Housing	5.0%	5.9%	8.2%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	4.1%	3.6%	2.1%
	2000 Homes Built 1995 to 1998	11.4%	9.1%	5.1%
	2000 Homes Built 1990 to 1994	10.7%	8.0%	4.2%
	2000 Homes Built 1980 to 1989	22.1%	21.1%	16.0%
	2000 Homes Built 1970 to 1979	19.1%	22.6%	24.2%
	2000 Homes Built 1960 to 1969	13.5%	16.7%	19.2%
	2000 Homes Built 1950 to 1959	12.2%	13.2%	15.7%
	2000 Homes Built Before 1949	6.9%	5.6%	13.7%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.9%	0.4%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.5%	0.4%	0.3%
	2000 Home Value \$400,000 to \$499,999	-	-	0.3%
	2000 Home Value \$300,000 to \$399,999	0.5%	0.5%	0.6%
	2000 Home Value \$200,000 to \$299,999	4.9%	4.7%	3.6%
	2000 Home Value \$150,000 to \$199,999	13.3%	9.3%	8.2%
	2000 Home Value \$100,000 to \$149,999	32.3%	21.0%	20.4%
	2000 Home Value \$50,000 to \$99,999	39.5%	51.6%	47.9%
	2000 Home Value \$25,000 to \$49,999	5.5%	9.9%	14.2%
	2000 Home Value Under \$25,000	2.7%	2.3%	4.4%
	2000 Median Home Value	\$105,772	\$93,548	\$88,431
2000 Median Rent	\$238	\$232	\$239	

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<b>LABOR FORCE</b>	2011 Est. Labor Population Age 16 Years or Over	10,859	24,689	222,854
	2011 Est. Civilian Employed	60.6%	60.4%	56.8%
	2011 Est. Civilian Unemployed	3.5%	3.9%	5.4%
	2011 Est. in Armed Forces	-	0.1%	0.1%
	2011 Est. not in Labor Force	35.9%	35.6%	37.8%
	2011 Labor Force Males	46.4%	47.6%	47.6%
	2011 Labor Force Females	53.6%	52.4%	52.4%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16 Years or Over	4,993	11,975	115,301
	2000 Mgmt, Business, & Financial Operations	10.6%	9.7%	10.0%
	2000 Professional, Related	20.1%	17.2%	17.6%
	2000 Service	13.6%	14.5%	17.8%
	2000 Sales, Office	28.1%	29.6%	28.2%
	2000 Farming, Fishing, Forestry	0.2%	0.3%	0.2%
	2000 Construction, Extraction, Maintenance	12.0%	12.9%	11.3%
	2000 Production, Transport, Material Moving	15.4%	15.8%	14.9%
	2000 White Collar Workers	58.7%	56.5%	55.8%
	2000 Blue Collar Workers	41.3%	43.5%	44.2%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	86.9%	85.7%	79.9%
	2000 Drive to Work in Carpool	8.0%	10.1%	13.6%
	2000 Travel to Work by Public Transportation	0.7%	0.4%	1.6%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	1.6%	0.8%	2.1%
	2000 Other Means	0.7%	1.1%	1.0%
	2000 Work at Home	2.1%	1.8%	1.8%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	25.6%	23.0%	23.6%
	2000 Travel to Work in 15 to 29 Minutes	29.4%	33.0%	41.7%
	2000 Travel to Work in 30 to 59 Minutes	40.1%	38.6%	29.0%
	2000 Travel to Work in 60 Minutes or More	4.9%	5.5%	5.8%
	2000 Average Travel Time to Work	26.3	26.5	24.5
<b>CONSUMER EXPENDITURE</b>	2011 Est. Total Household Expenditure	\$270 M	\$582 M	\$4.83 B
	2011 Est. Apparel	\$12.9 M	\$27.8 M	\$231 M
	2011 Est. Contributions, Gifts	\$16.8 M	\$35.6 M	\$294 M
	2011 Est. Education, Reading	\$7.19 M	\$15.2 M	\$128 M
	2011 Est. Entertainment	\$15.2 M	\$32.6 M	\$268 M
	2011 Est. Food, Beverages, Tobacco	\$43.0 M	\$93.6 M	\$785 M
	2011 Est. Furnishings, Equipment	\$12.0 M	\$25.6 M	\$208 M
	2011 Est. Health Care, Insurance	\$19.1 M	\$41.8 M	\$351 M
	2011 Est. Household Operations, Shelter, Utilities	\$80.4 M	\$173 M	\$1.45 B
	2011 Est. Miscellaneous Expenses	\$4.47 M	\$9.72 M	\$81.7 M
2011 Est. Personal Care	\$3.92 M	\$8.47 M	\$70.5 M	
2011 Est. Transportation	\$55.0 M	\$119 M	\$971 M	

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