

Alexandria, Louisiana

WAL-MART SUPERCENTER  
ANCHORED SHOPPING CENTER

Call for Details

2071 North Mall Drive

For Additional Information Call:

**888.810.5050**

FOR LEASING:

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Leasing Representative  
Shadow-Anchored Centers Div.  
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The logo for Schostak Brothers & Company features the word "schostak" in a bold, lowercase, sans-serif font. Above the letter "o" is a stylized orange and yellow roof-like shape. Below "schostak" are the words "BROTHERS & COMPANY" in a smaller, uppercase, sans-serif font.

**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  
 ALLTEL WIRELESS  
 CASH STORE  
 CATO  
 CHECK INTO CASH  
 CHECK 'N GO  
 CINGULAR  
 DOLLAR TREE

DOMINO'S PIZZA  
 FASHION BUG  
 GAMESTOP  
 GREAT CLIPS  
 HIBBETT SPORTS  
 LITTLE CAESARS  
 PAYLESS SHOESOURCE

QUIZNO'S SUBS  
 RADIOSHACK  
 RENT-A-CENTER  
 SALLY BEAUTY  
 SHOE SHOW  
 SUBWAY  
 VERIZON

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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

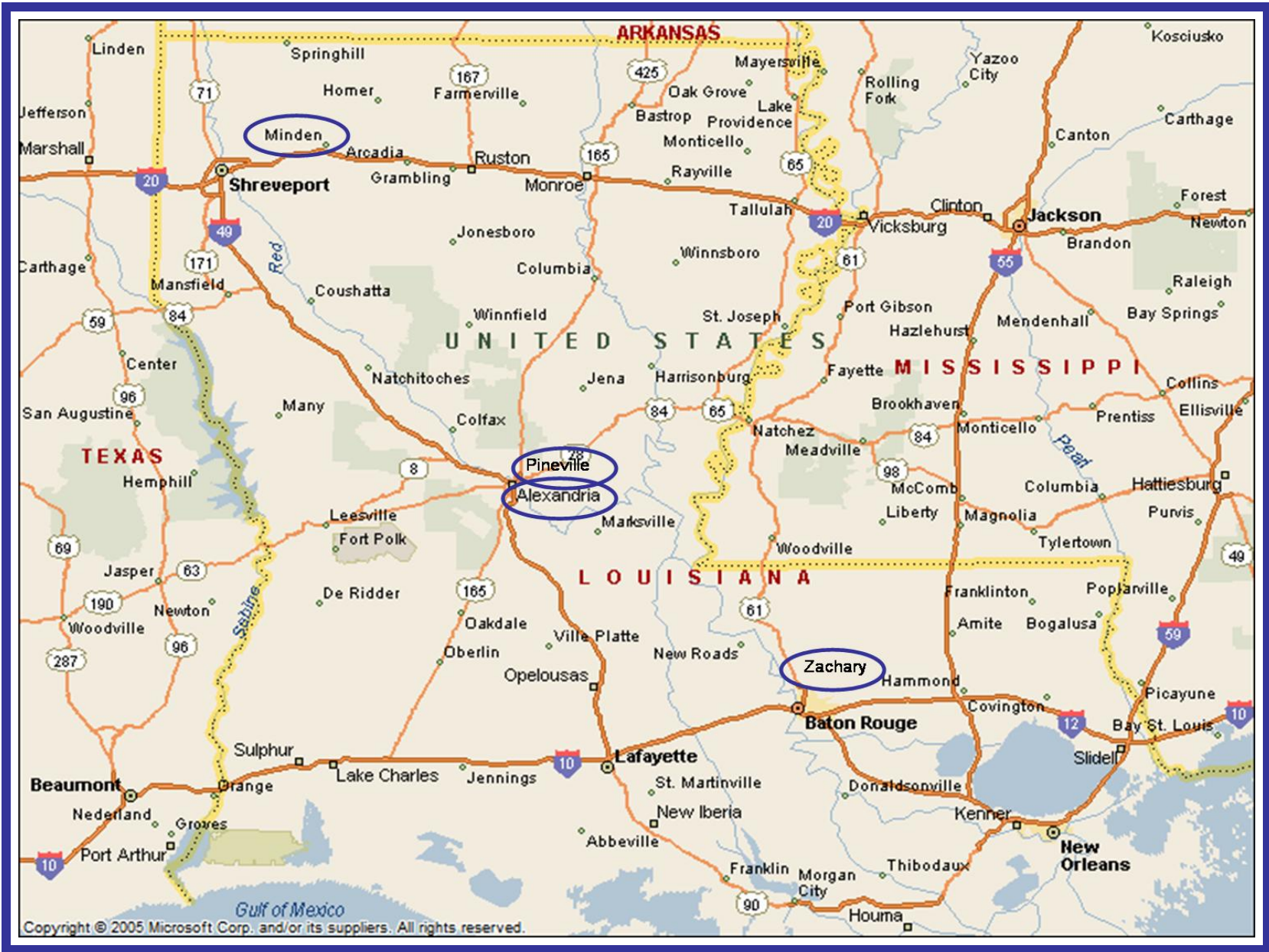
The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an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

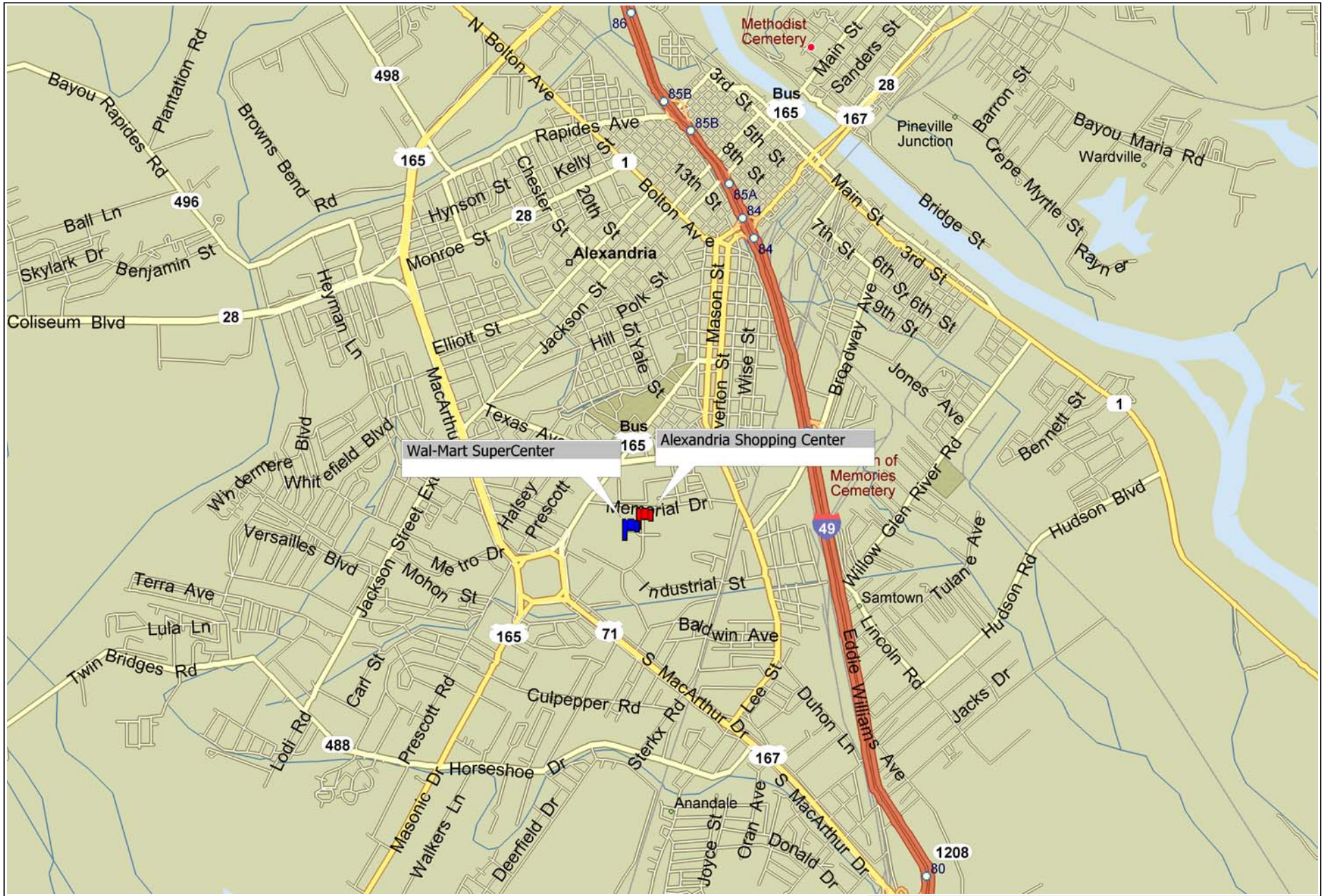
Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers ... the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the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

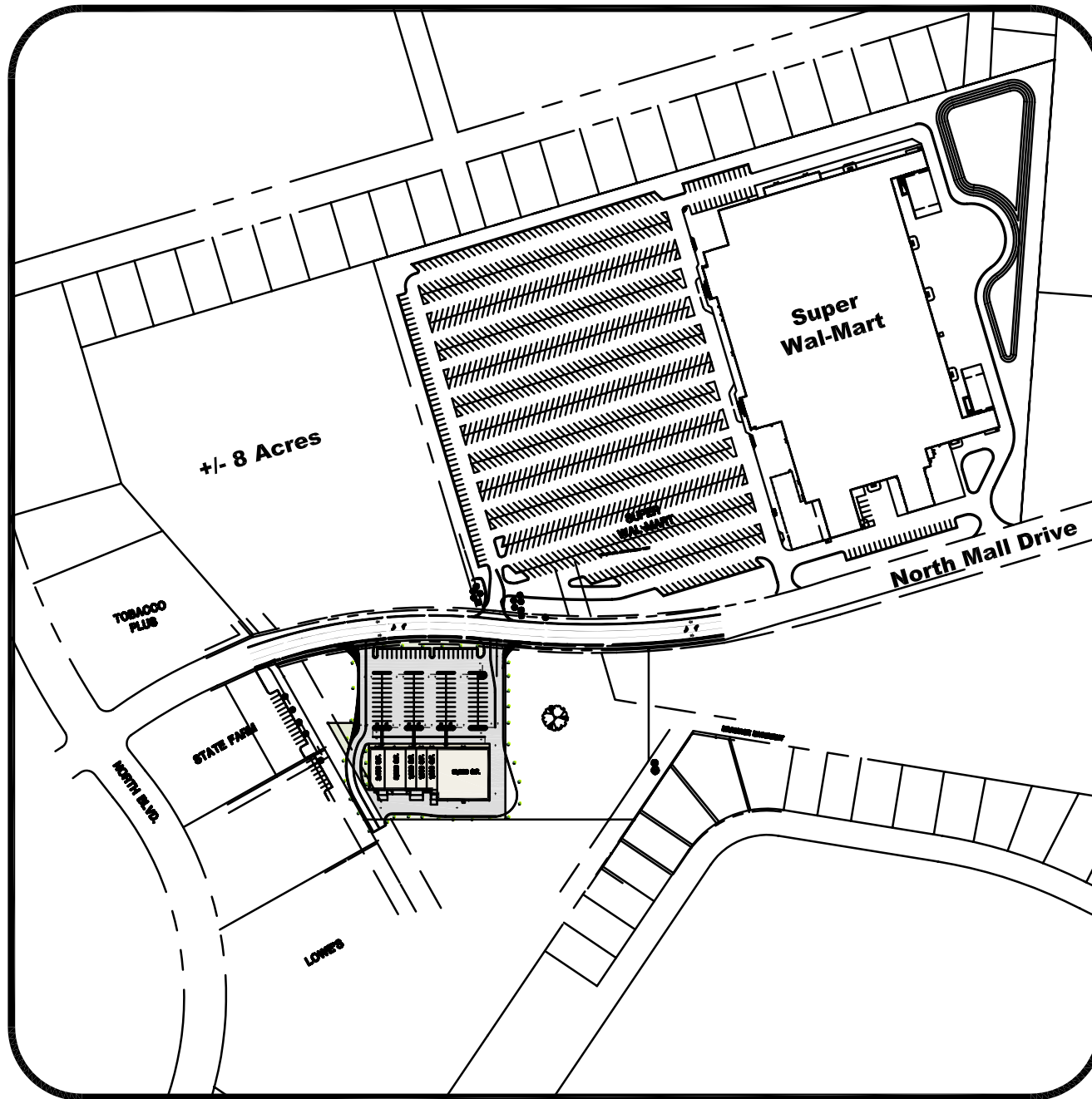
In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and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



# Alexandria Shopping Center

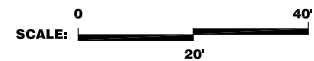
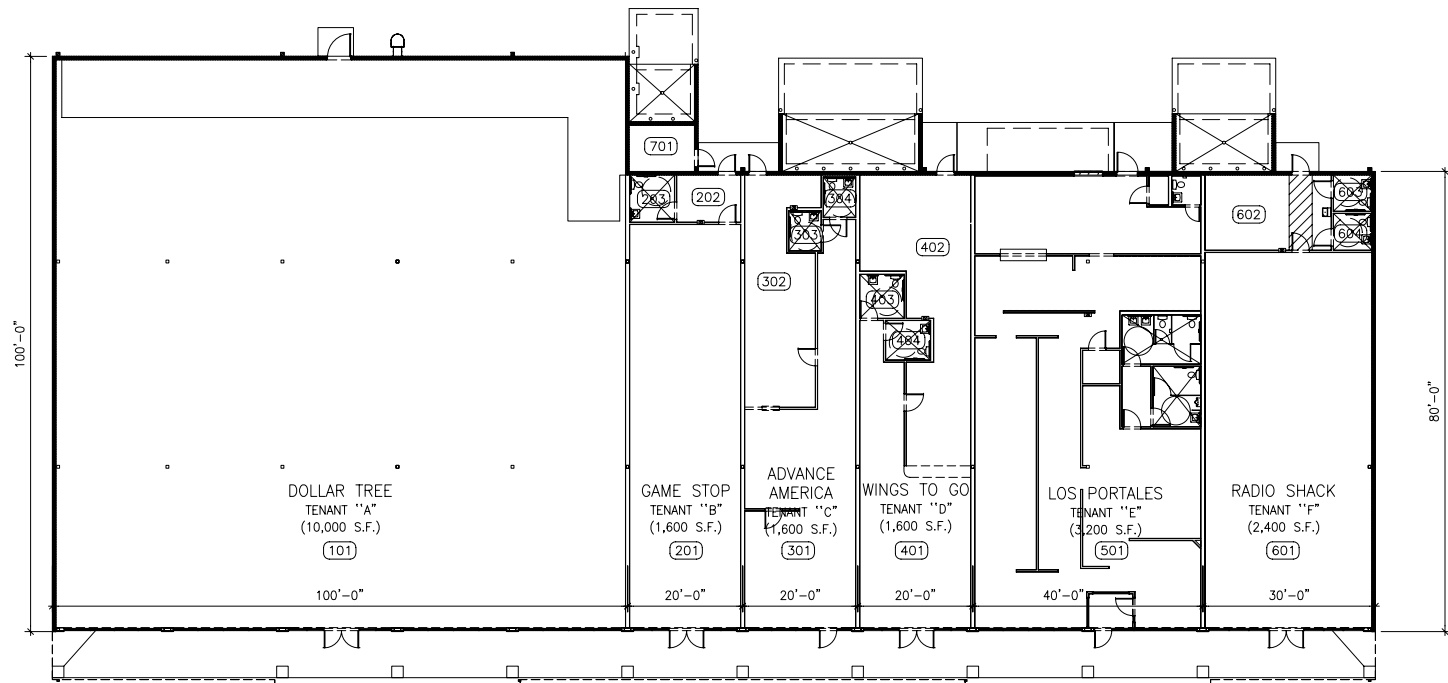


# ALEXANDRIA SHOPPING CENTER



**SITE PLAN**





NOT TO SCALE. DO NOT SCALE DRAWING.

PROJECT **ALEXANDRIA**  
**ALEXANDRIA, LOUISIANA**

REVISIONS

DRAWING TITLE  
**LEASE PLAN**

DATE  
**8/26/08**

DRAWN BY  
APPROVED BY

DRAWING #  
**SL-1**





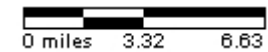
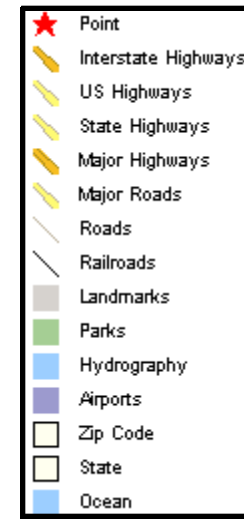
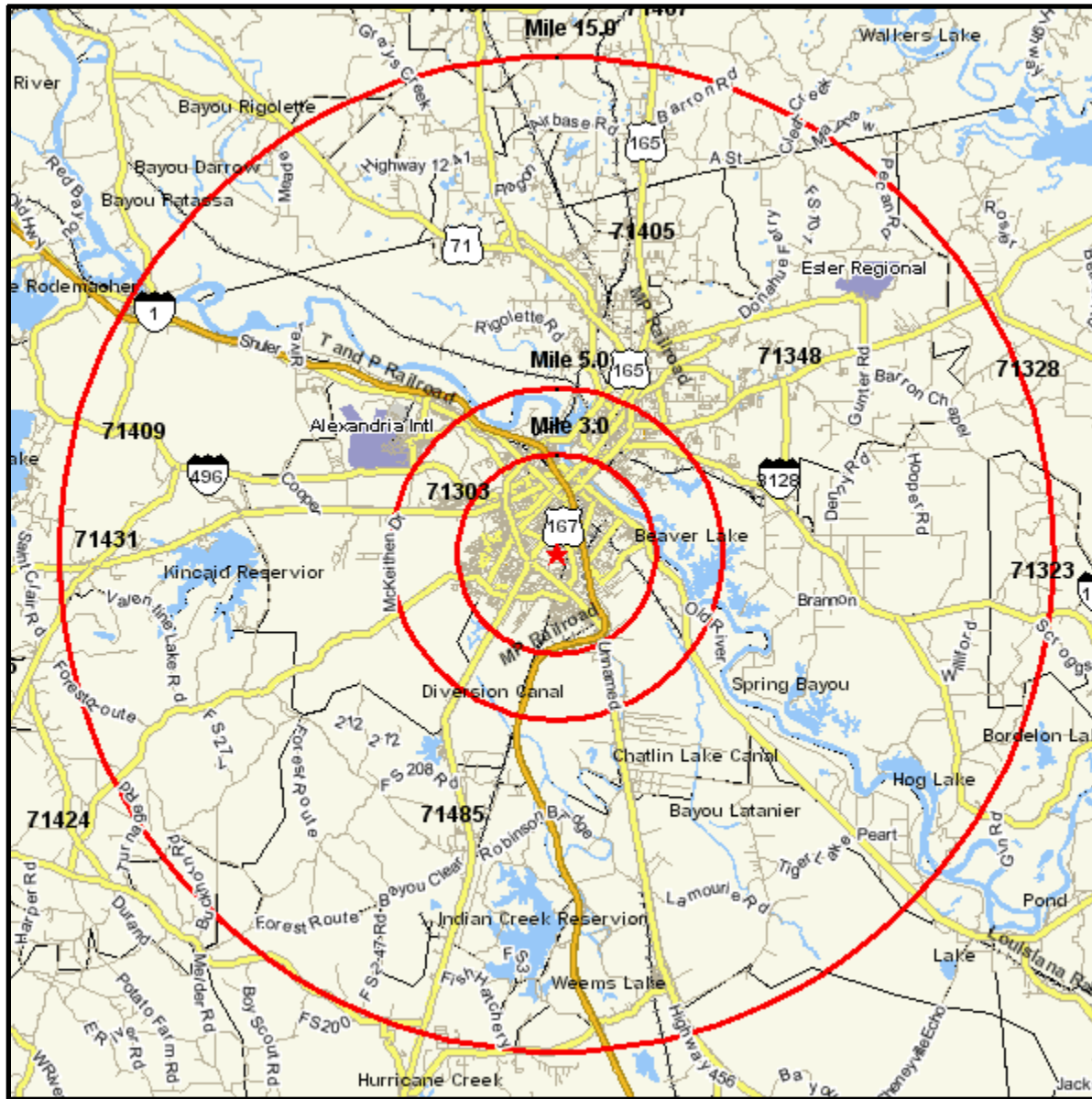
**ALEXANDRIA SHOPPING CENTER—20,000 SQ FT**

# Area Map

Prepared For:

Order #: 966338263  
Site: 01

2071 N MALL DR  
ALEXANDRIA, LA 71301-3618  
Coord: 31.277123, -92.453705  
Radius - See Appendix for Details





**Date:** 02/24/10

**Current Geography Selection:** (3 Selected) 3,5,15 mile radii: 2071 N MALL DR, ALEXANDRIA, LA 71301

**Lat:** 31.277115 **Long:** -92.453827

**City:** Alexandria **Pop:** 44,722

**County:** Rapides Parish **Pop:** 129,042

**Zip:** 71301 **Pop:** 22,794

## Demographic Snapshot Comparison Report

	3 Miles:	5 Miles:	15 Miles:
<b>Population: 2009</b>			
Total Population	44,871	60,094	114,511
Male Population	46.5%	47.2%	48.4%
Female Population	53.5%	52.8%	51.6%
Median Age	37.8	36.4	36.3
Population Density (per sq. mi.)	1,587.0	765.2	162.0
Employees	38,715	48,925	66,839
Establishments	2,985	3,649	5,116
<b>Income: 2009</b>			
Median HH Income	\$32,777	\$33,106	\$38,226
Per Capita Income	\$25,185	\$25,073	\$24,921
Average HH Income	\$54,452	\$54,484	\$55,765
<b>Households: 2009</b>			
Total Households	20,118	26,579	49,008
Average Household Size	2.15	2.13	2.22
Household Growth 1990 - 2000	-2.2%	-1.5%	1.9%
<b>Housing: 2009</b>			
Owner Occupied Housing Units	52.8%	52.3%	60.4%
Renter Occupied Housing Units	42.9%	43.2%	35.4%
Vacant Housing Units	4.3%	4.5%	4.2%
<b>Race: 2009</b>			
White	43.3%	48.2%	64.5%
Black	53.6%	48.5%	32.8%
American Indian, Eskimo, Aleut	0.1%	0.1%	0.2%
Asian	2.3%	2.4%	1.6%
Hawaiian or Pacific Islander	0.1%	0.1%	0.1%

Other	0.1%	0.1%	0.2%
Multirace	0.5%	0.5%	0.6%
<b>Ethnicity: 2009</b>			
Hispanic	1.6%	1.8%	2.1%
Non-Hispanic	98.4%	98.2%	97.9%

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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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November 21, 2009

## Report shows economic growth in Alexandria area

*By Jeff Matthews*

*jmatthews@thetowntalk.com*

As in most parts of the country, 2009 has not been kind to the local area.

The recent past, though, is better than most people probably think.

The Alexandria Metro Statistical Area, which includes Rapides and Grant parishes, made a significant jump in the recent Milken Institute/Greenstreet Real Estate Partners Best-Performing Cities Index. The report measures how well metro areas create and sustain jobs and economic growth.

The Alexandria MSA ranked 31st out of 124 areas of similar size. That was a jump of 47 spots from the same report in 2008, when Alexandria ranked 78th.

That was the fourth-highest one-year jump in the rankings among small metro areas.

"I believe it's very important people see some of the progress that's been made around here in the last four or five years," said Elton Pody, president of the Central Louisiana Chamber of Commerce. "In the last five years, this community has come a long way."

"We believe it's indicative of what's happening here in Central Louisiana," said Pineville Mayor Clarence Fields. "Obviously, we're excited about that report. It helps us solidify some things that are happening, it gives us more tools to market our area."

The rankings in the report were compiled by scoring MSA's in several categories in relation to the national average.

The Alexandria MSA was strong in five-year job growth from 2003-08 (ranked 32nd nationally), one-year job growth from 2007 to '08 (No. 7), five-year wages and salaries' growth from 2002-07 (No. 27) and one-year wages and salaries' growth from 2006 to '07 (No. 10).

Even the area's 1.28 percent job loss from March 2008 to March 2009 was much lower than most areas. Despite posting a loss in jobs, the Alexandria MSA still ranked 39th nationally in that category.

"It hasn't been a good 2009," said Rick Ranson, Chamber vice-president of economic development. "But relatively speaking, we're in pretty good shape. That doesn't mean we're happy. We want to do better. We can do better. That's what we wake up and try to do every day. We would love to be No. 1 in everything."

The job growth shown in the report has come from several sources, including new retail jobs (Walmart and Lowe's have recently opened new stores in Alexandria and Pineville, respectively), construction projects such as Cleco's \$1 billion Rodemacher 3 plant and new or expanding industry such as Union Tank Car Co. opening its plant in Alexandria in 2005.

The Alexandria MSA was weak in four categories measuring high-tech jobs.

While 2009 has seen the area lose several hundred jobs, including more than 200 that will be lost when International Paper's Pineville Mill shuts down in December, local economic development officials are hopeful the area will get those jobs back and more in 2010 as the national economy starts to run around.