

Keokuk, Iowa

WAL-MART SUPERCENTER ANCHORED SHOPPING CENTER

Space Available – Call for Details

3360 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

SCHOSTAK BROTHERS & CO.:

17800 Laurel Park Drive N.
Suite 200C
Livonia, Michigan 48152
248.262.1000 Office
248.262.1814 Fax
www.schostak.com

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

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

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

FOR LEASING:

Dan Fink
 Leasing Representative
 888.810.5050
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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

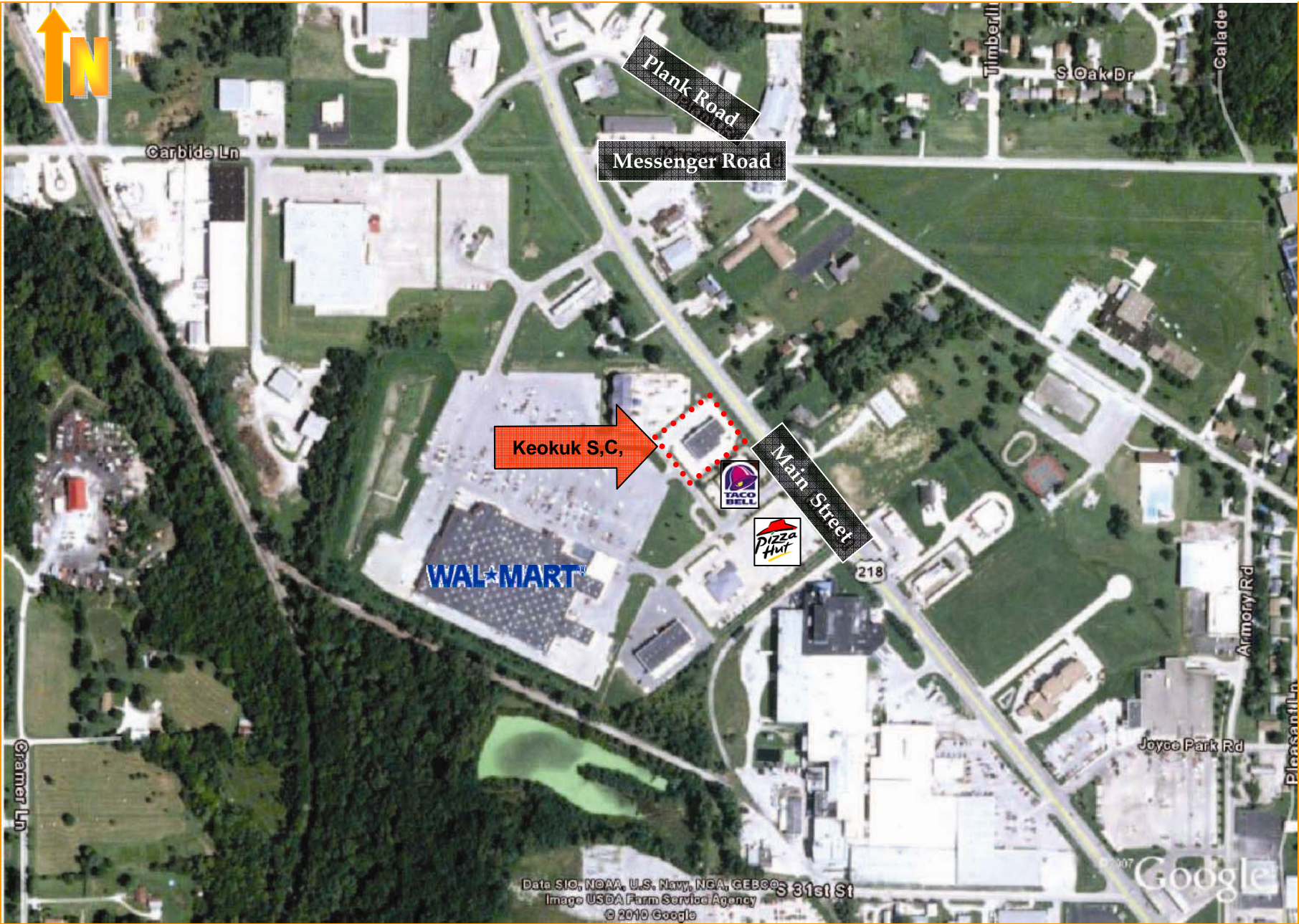
Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers ... the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the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



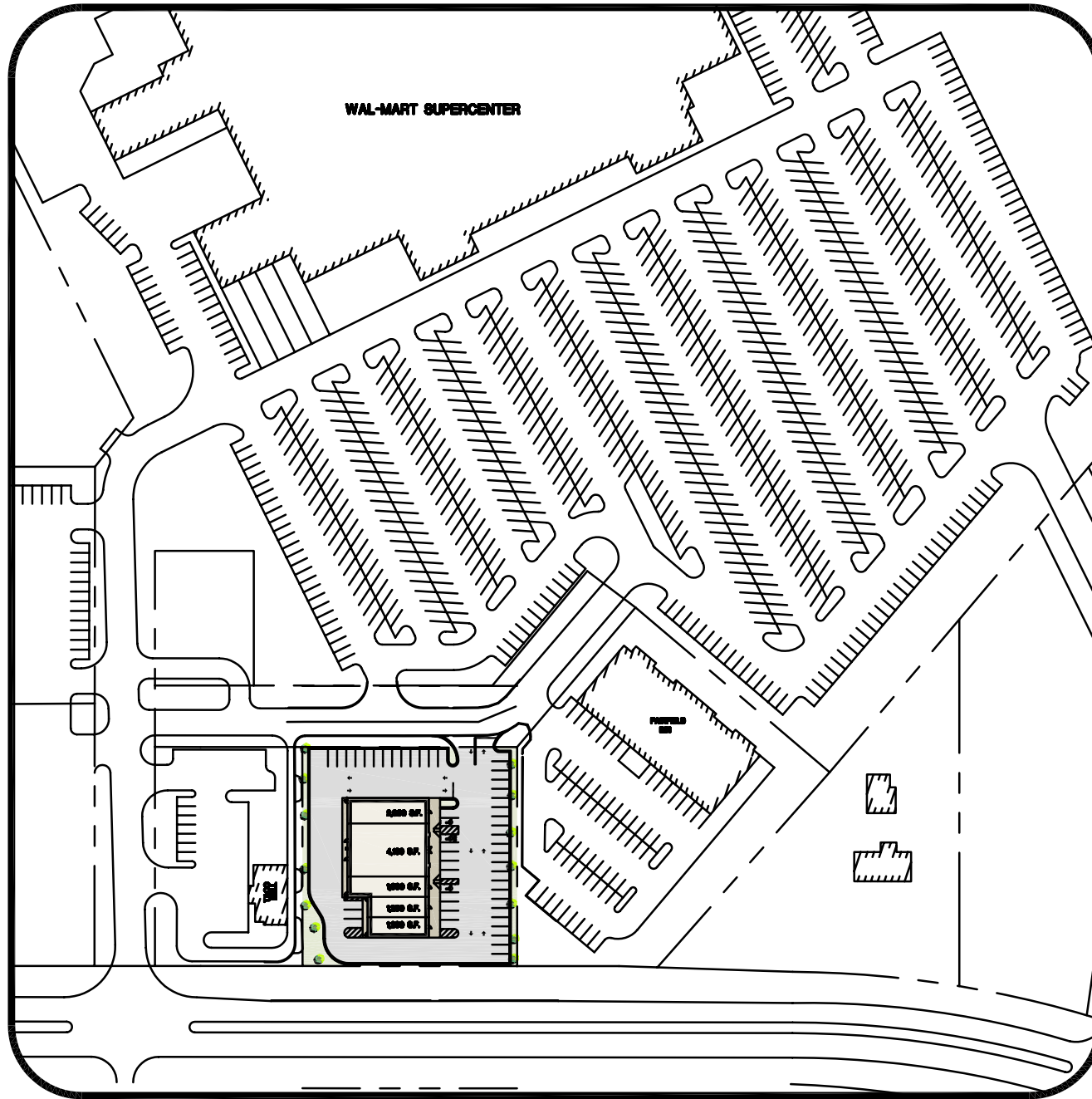
Keokuk Shopping Center – Keokuk, Iowa



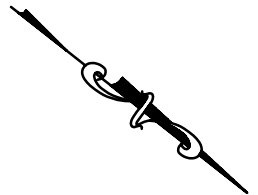
Keokuk Shopping Center – Keokuk, Iowa



KEOKUK SHOPPING CENTER



SITE PLAN



Keokuk, Iowa

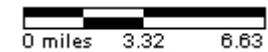
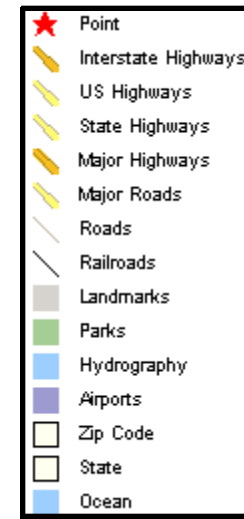
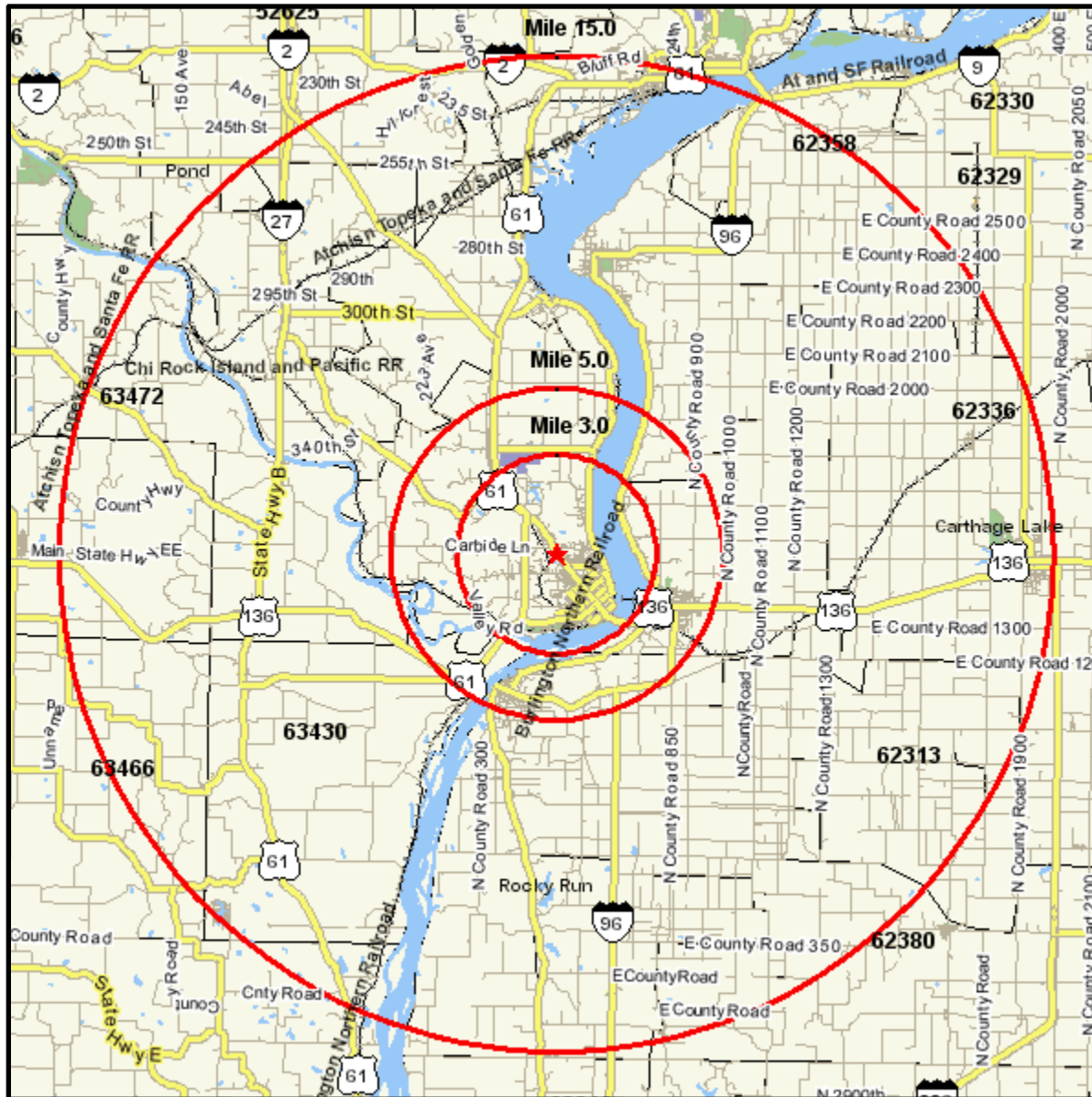


Area Map

Prepared For:

Order #: 966332750
Site: 01

3360 MAIN ST
KEOKUK, IA 52632-2262
Coord: 40.419031, -91.407854
Radius - See Appendix for Details





Date: 02/22/10

Current Geography Selection: (3 Selected) 3,5,15 mile radii: 3360 MAIN ST, KEOKUK, IA 52632

Your title for this geography: Keokuk S C

Lat: 40.418942 **Long:** -91.407713

City: Keokuk **Pop:** 10,160

County: Lee County **Pop:** 35,014

Zip: 52632 **Pop:** 12,952

Demographic Snapshot Comparison Report

	3 Miles:	5 Miles:	15 Miles:
Population: 2009			
Total Population	11,472	17,079	33,320
Male Population	47.6%	48.0%	48.6%
Female Population	52.4%	52.0%	51.4%
Median Age	41.9	42.1	42.7
Population Density (per sq. mi.)	405.7	217.5	47.1
Employees	9,344	10,629	19,519
Establishments	627	827	1,507
Income: 2009			
Median HH Income	\$41,118	\$43,395	\$43,878
Per Capita Income	\$23,880	\$24,579	\$24,006
Average HH Income	\$52,520	\$54,198	\$52,337
Households: 2009			
Total Households	5,174	7,640	14,683
Average Household Size	2.17	2.18	2.20
Household Growth 1990 - 2000	-3.7%	-3.1%	-1.4%
Housing: 2009			
Owner Occupied Housing Units	65.1%	68.6%	69.4%
Renter Occupied Housing Units	24.3%	21.5%	20.4%
Vacant Housing Units	10.6%	10.0%	10.3%
Race: 2009			
White	93.1%	94.7%	95.4%
Black	3.6%	2.7%	2.1%
American Indian, Eskimo, Aleut	0.3%	0.3%	0.3%
Asian	1.0%	0.8%	0.6%
Hawaiian or Pacific Islander	0.0%	0.0%	0.0%

Other	0.4%	0.3%	0.7%
Multirace	1.7%	1.3%	1.0%
Ethnicity: 2009			
Hispanic	1.2%	1.1%	2.0%
Non-Hispanic	98.8%	98.9%	98.0%

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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