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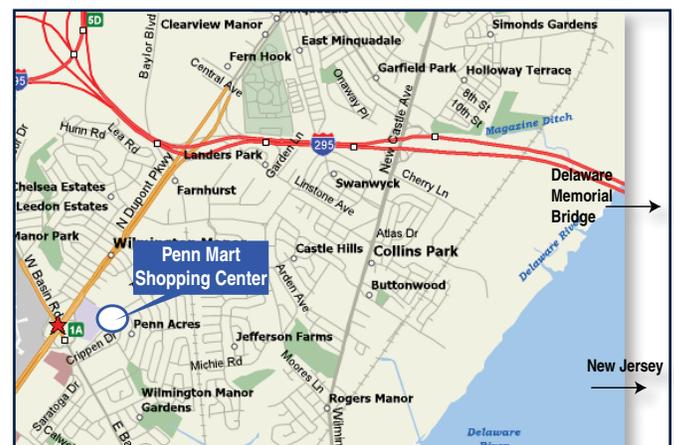


PENN MART SHOPPING CENTER | NEW CASTLE, DELAWARE

PROPERTY OVERVIEW

- Penn Mart Shopping Center is located in the county of New Castle, at the intersection of US Route 40 (Dupont Highway) and Basin Road (Route 141)
- The center includes parking for 855 cars
- Major Tenants - Big Lots, Save a Lot food stores, Rainbow Shops, Dollar Tree, PNC Bank, Rent-A-Center, GNC, Metro PCS, United Check Cashing, Boost Mobile, Sneaker Villa, The Mailbox Store
- Penn Mart Shopping Center is located on one of the highest traffic count crossroads in New Castle County. Almost 90,000 cars pass the intersection daily on both roads. New Castle County has the highest average family income among Delaware counties. High disposable income in the center's market area benefits Penn Mart retailers since the fact that Delaware has an extremely-low jobless rate and has no sales tax.

- The GLA is 140,000 sf ±
- Community Shopping Center



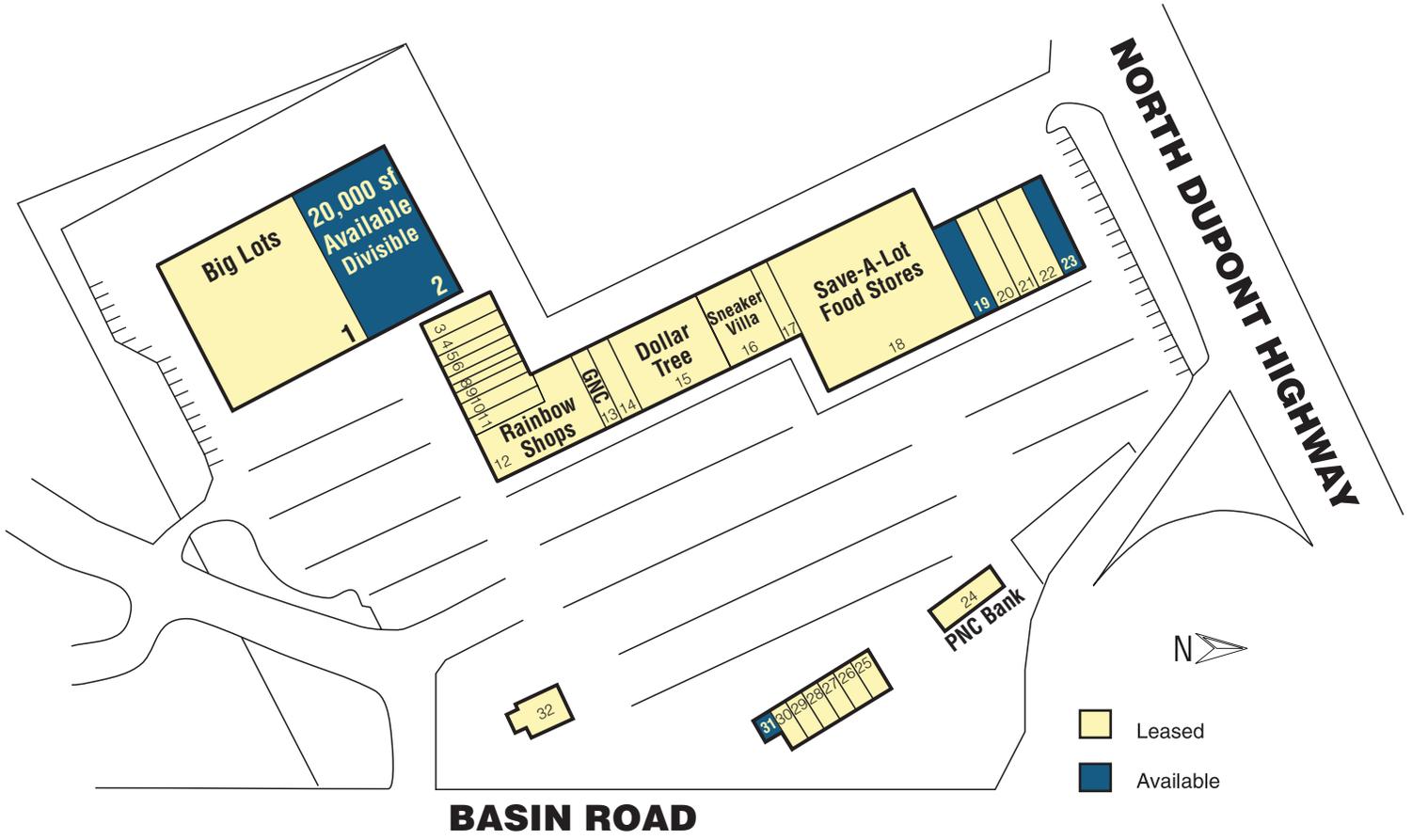
DEMOGRAPHIC INFORMATION

	1 Mile	3 Miles	5 Miles
■ Population	8,196	50,762	156,104
■ Avg. HH Inc.	\$77,711	\$74,964	\$71,679
■ Total HH	3,170	19,564	61,911
■ Average HH Size	2.6	2.6	2.5

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Leased
 Available

10/22

PROPERTY BUSINESSES

- | | | |
|-------------------------------------------|-------------------------------|-------------------------------|
| 1. Big Lots | 12. Rainbow Shops | 23. Available 3,215 sf |
| 2. Available 20,000 sf - Divisible | 13. GNC | 24. PNC Bank |
| 3. Management Office | 14. Eye Lash Store | 25. Boost Mobile |
| 4. Metro PCS | 15. Dollar Tree | 26. Chiropractic Office |
| 5. Japanese Take Out | 16. Sneaker Villa | 27. United Check Cashing |
| 6. Inkworthy | 17. Hong Kong Buffet | 28. Nail Salon |
| 7. Smoke Shop | 18. Save a Lot Food Stores | 29. Massage |
| 8. The Mailbox Store | 19. Available 2,188 sf | 30. Barber Shop |
| 9. Beauty Supply | 20. Mexican Restaurant | 31. Available 600 sf |
| 10. Hair Salon | 21. Dance Studio | 32. Penn Mart Liquors |
| 11. Pharmacy | 22. Rent-A-Center | |

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All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.