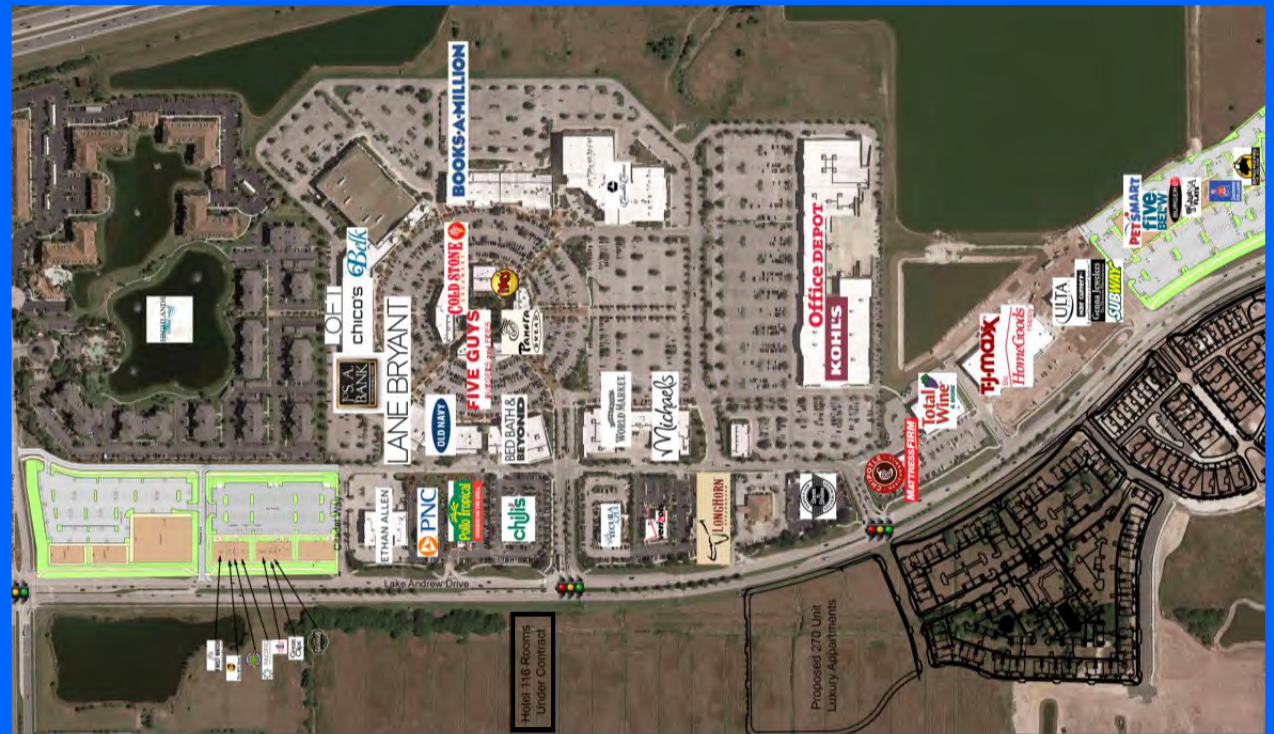


New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

LOCATION: Lake Andrew Drive adjacent to The Avenue Viera.

MARKET: Adjacent retailers include TJ Maxx, Home Goods, Ulta, Total Wine, Chipotle, Mattress Firm, Kohl's, Belk, Books-A-Million, Bed Bath & Beyond, Sports Authority, Old Navy, Michaels, Chico's, Coldwater Creek, World Market, Office Depot. Nearby retailers include Target, Wal-Mart, Petco, Pier One, Ross, TJ Maxx, Home Goods & Hobby Lobby.



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2016 Drive Time DEMOGRAPHICS	10 Mins	15 Mins	25 Mins
Population	74,350	168,977	432,920
Households	31,172	72,767	186,795
Average HH Income	\$87,802	\$73,890	\$68,925
Median HH Income	\$72,312	\$59,571	\$55,278

New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

Property and Market

Location and Property:

Viera Colonnade Shops is located on Lake Andrew Drive in the Community of Viera, Brevard County, FL 32940. Viera Colonnade Shops is contiguous to The Avenue Viera and Marketplace Viera, which are open air shopping centers totaling over 700,000 square feet and featuring such retailers as Kohl's, Belk, Old Navy, World Market, Bed Bath & Beyond, Sports Authority, Office Depot, Michaels and Rave Theater. Just to the south is Viera Shops featuring Total Wine, TJ Maxx, Home Goods, Ulta, PetSmart, Five Below, Mattress Firm, Hair Cutter, Genna Jewelers, Subway, Sherwin Williams, Chipotle, Burger 21, and Tijuana Flats.

Phase One, with 27,090 SF of restaurant and retail space, opens in July 2017 and features First Watch, Pacific Dental, Mattress One, Tropical Smoothie, Great Clips, UPS Store & Charlie Grangers. Phase Two of Viera Colonnade Shops will offer up to 48,800 square feet of restaurant and retail space in three buildings.

Market Area:

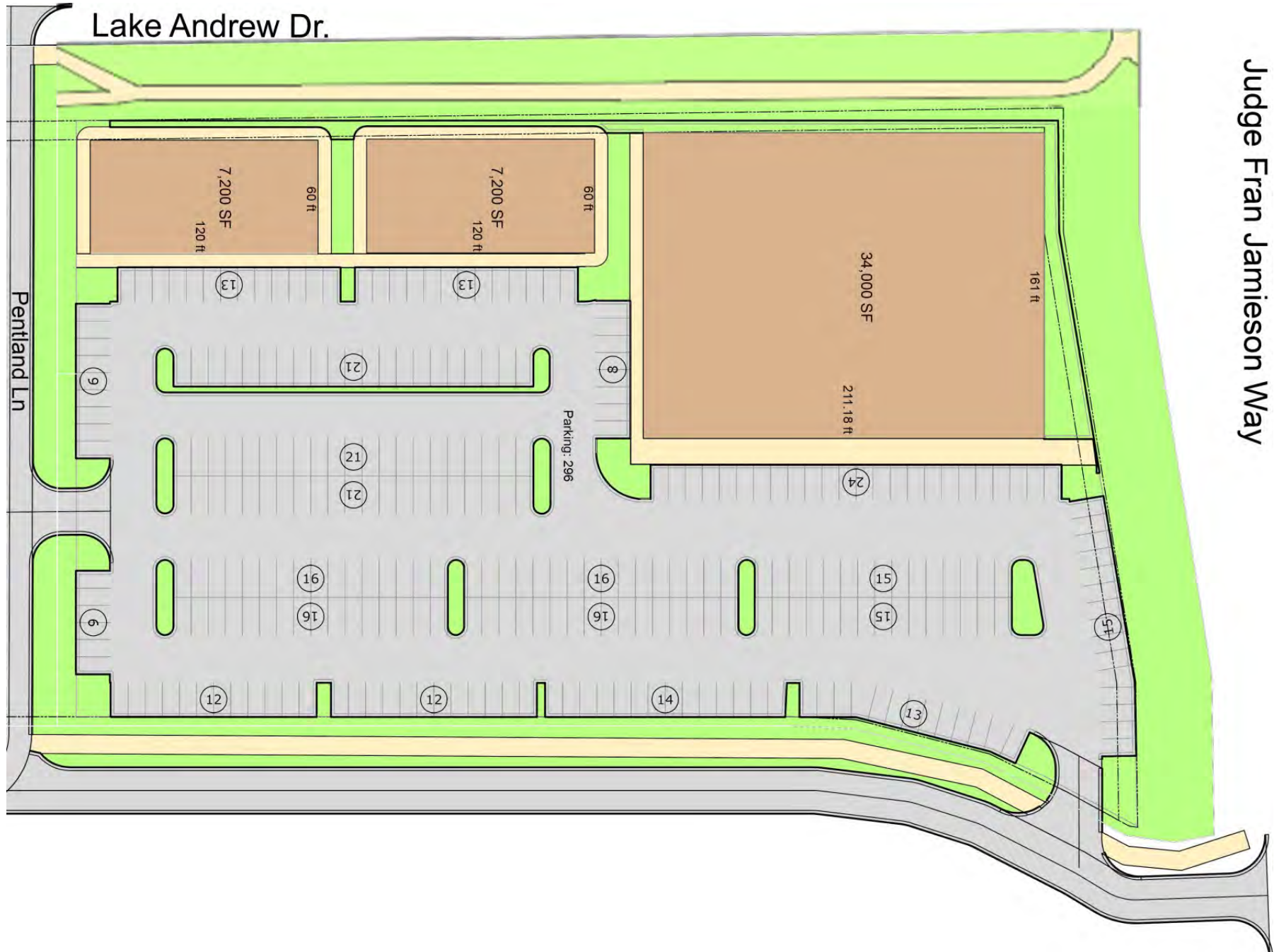
Brevard County, Florida is located 35 miles east of Orlando on the Atlantic coast. Brevard County is known worldwide as the home of Kennedy Space Center and the birthplace of U.S. manned spaceflight. The area offers this and much more to its over 500,000 residents. Major technology companies and Port Canaveral, the second-busiest cruise port in the world, round out the economic base. Among Brevard's natural resources, you'll find 72 miles of beautiful beaches; Canaveral National Sea Shore, the Indian River Lagoon and Merritt Island National Refuge.

Viera is a master-planned community located in central Brevard County. Viera is one of the fastest growing communities in Florida. The Community of Viera is comprised of three regions totaling over 30,000 acres. Viera has become a major regional hub in Brevard County and is home to Brevard County Government, Brevard District Schools, Health-First Hospital, Moore Justice Center, the Avenue Viera and a host of religious and recreational venues. See www.viera.com for more information.



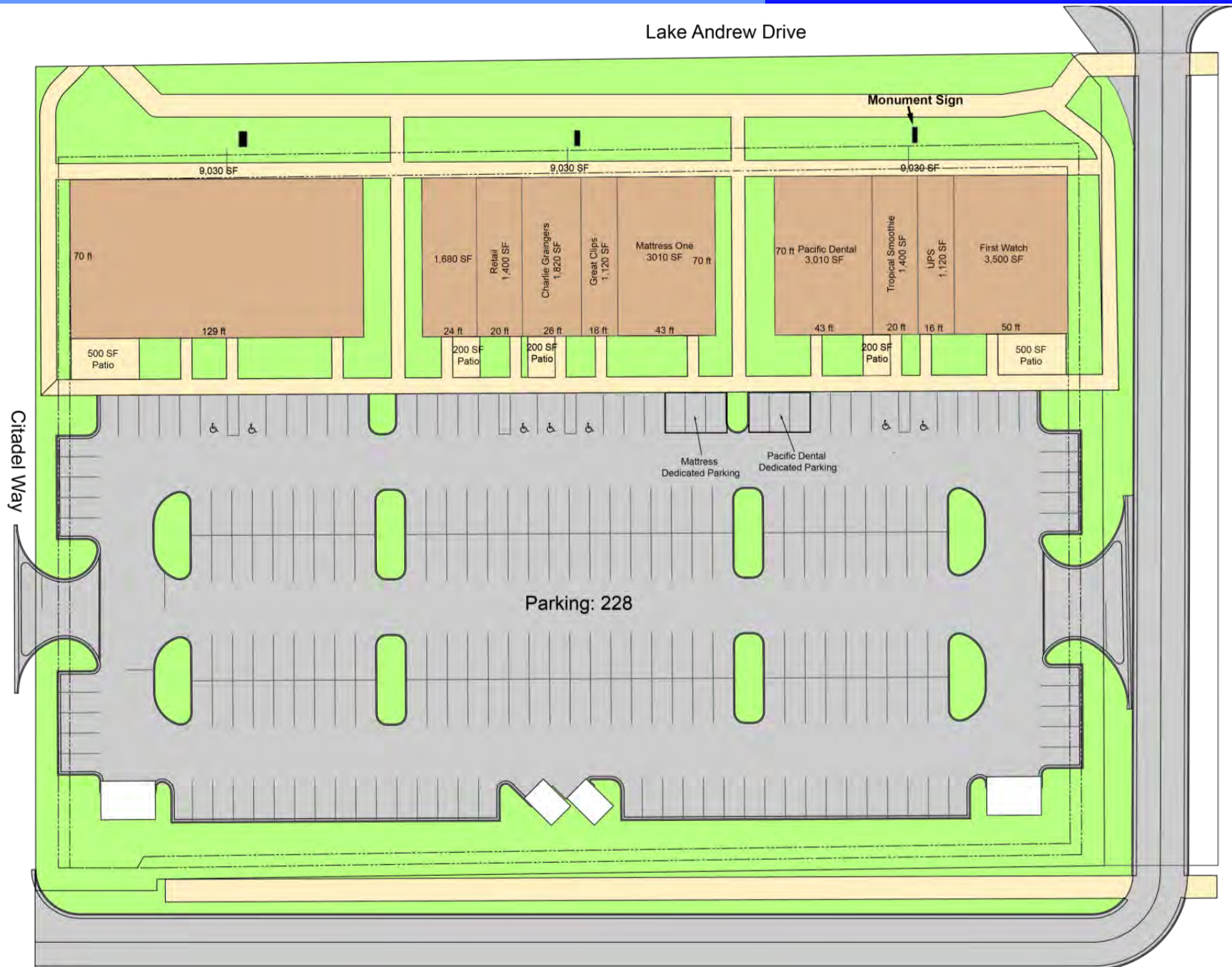
New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

Conceptual Phase 2 Site Plan



New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

Phase 1 Site Plan

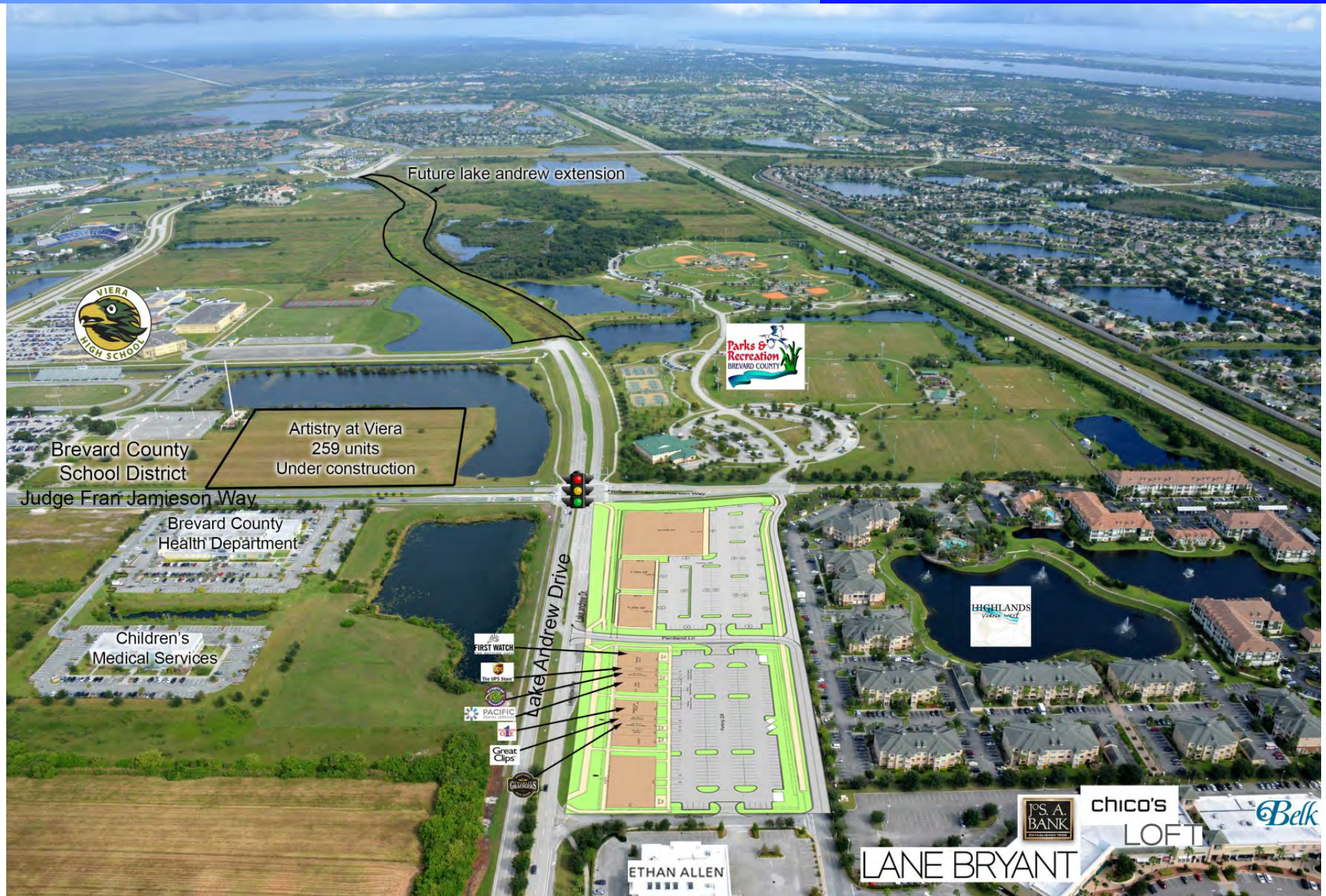


Market Aerial Photo



New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

Market Aerial Photo



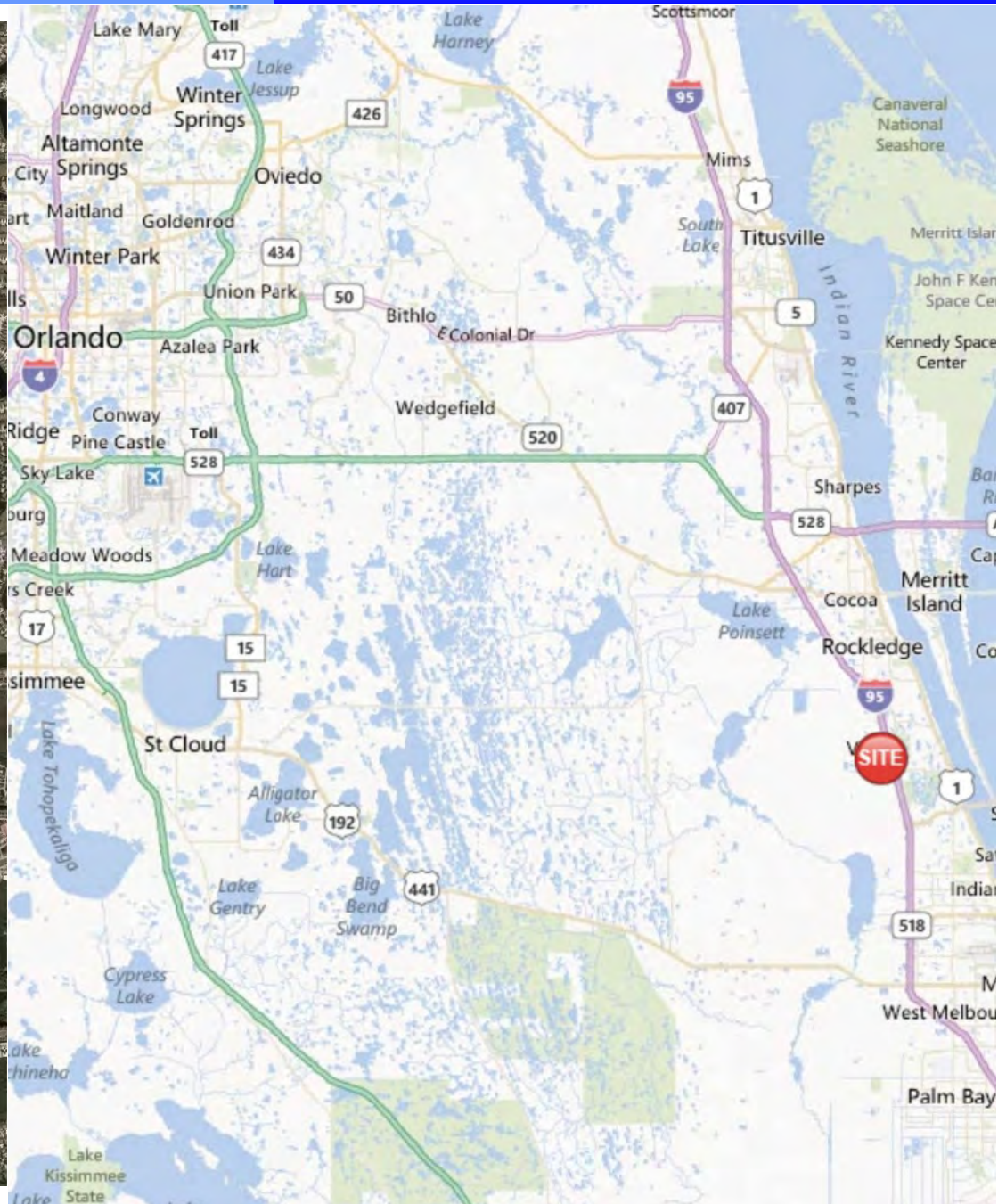
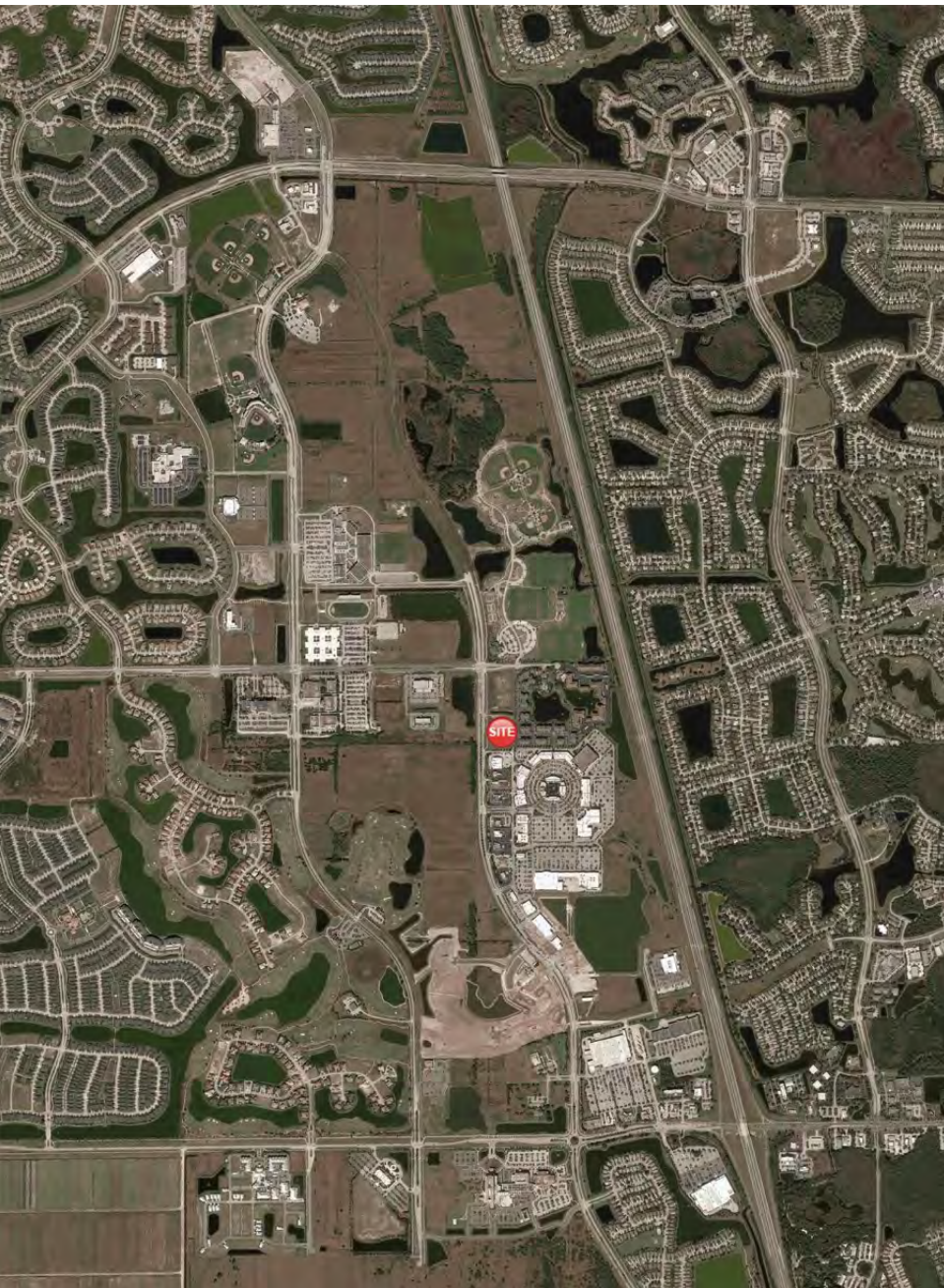
New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

Market Aerial Photo



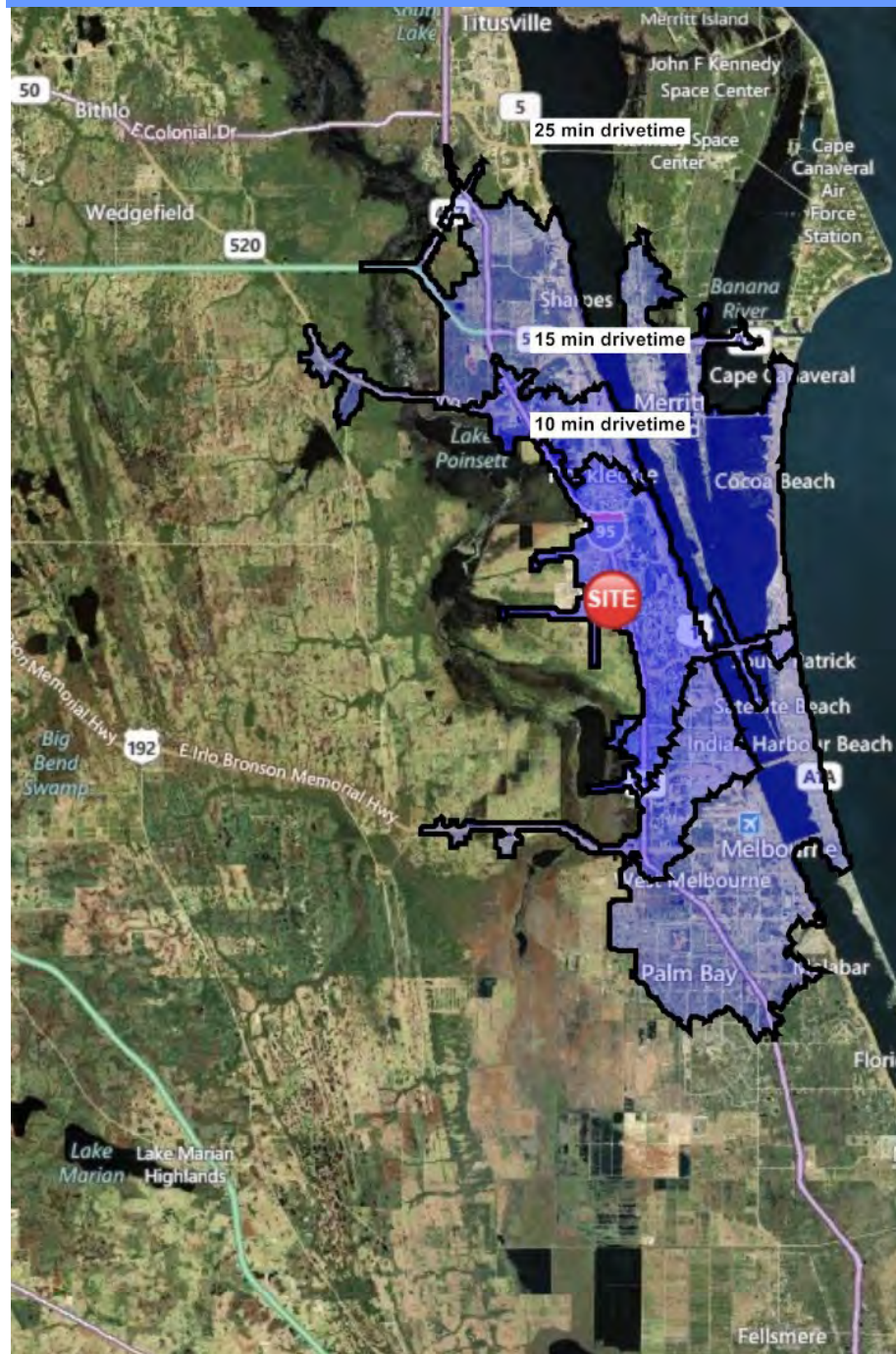
New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

Market Map



New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

Demographic Report



2349 Citadel Way
Melbourne, FL 32940

10 min
drivetime

15 min
drivetime

25 min
drivetime

POPULATION	2016 Estimated Population	74,350	168,977	432,920
	2021 Projected Population	79,189	180,804	465,179
	2010 Census Population	70,763	160,149	415,431
	2000 Census Population	45,139	135,416	369,934
	Projected Annual Growth 2016 to 2021	1.3%	1.4%	1.5%
	Historical Annual Growth 2000 to 2016	4.0%	1.5%	1.1%
	2016 Median Age	46.3	44.7	44.9
HOUSEHOLDS	2016 Estimated Households	31,172	72,767	186,795
	2021 Projected Households	32,092	75,241	194,100
	2010 Census Households	29,257	67,973	175,317
	2000 Census Households	18,121	55,989	153,208
	Projected Annual Growth 2016 to 2021	0.6%	0.7%	0.8%
	Historical Annual Growth 2000 to 2016	4.5%	1.9%	1.4%
RACE AND ETHNICITY	2016 Estimated White	84.7%	80.3%	81.4%
	2016 Estimated Black or African American	7.2%	11.1%	10.4%
	2016 Estimated Asian or Pacific Islander	3.9%	3.2%	2.9%
	2016 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2016 Estimated Other Races	4.0%	5.1%	4.9%
	2016 Estimated Hispanic	8.9%	9.5%	9.6%
INCOME	2016 Estimated Average Household Income	\$87,802	\$73,890	\$68,925
	2016 Estimated Median Household Income	\$72,312	\$59,571	\$55,278
	2016 Estimated Per Capita Income	\$36,844	\$31,853	\$29,844
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.9%	2.7%
	2016 Estimated Some High School (Grade Level 9 to 11)	3.9%	5.4%	5.6%
	2016 Estimated High School Graduate	22.1%	26.6%	28.1%
	2016 Estimated Some College	20.6%	22.5%	23.0%
	2016 Estimated Associates Degree Only	12.9%	12.1%	11.9%
	2016 Estimated Bachelors Degree Only	21.7%	17.8%	17.5%
	2016 Estimated Graduate Degree	16.6%	12.8%	11.2%
BUSINESS	2016 Estimated Total Businesses	2,905	8,141	20,116
	2016 Estimated Total Employees	30,259	76,951	196,581
	2016 Estimated Employee Population per Business	10.4	9.5	9.8
	2016 Estimated Residential Population per Business	25.6	20.8	21.5