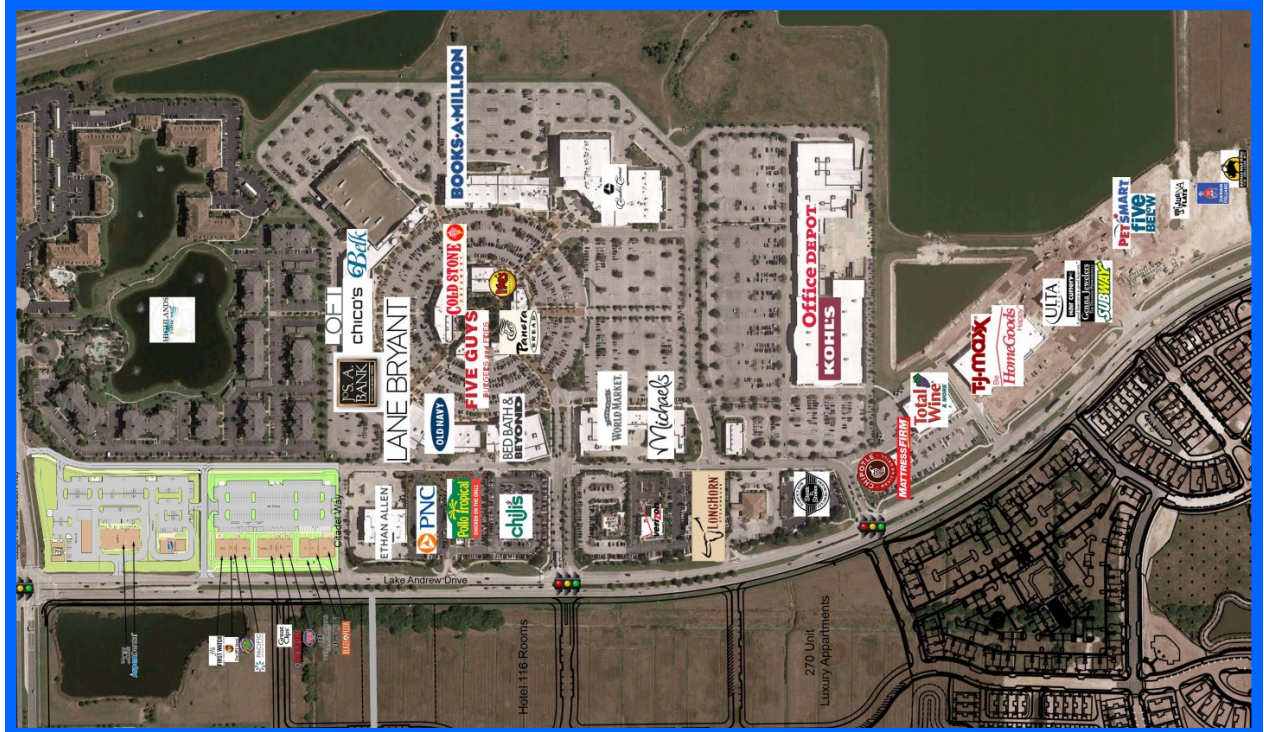


New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

LOCATION: Lake Andrew Drive adjacent to The Avenue Viera.

MARKET: Adjacent retailers & restaurants include Ethan Allen, Pollo Tropical, Belk, Books-A-Million, Bed Bath & Beyond, Old Navy, Michaels, World Market, Loft, Bath & Body Works, Ulta, Total Wine, Chipotle, Mattress Firm, Office Depot, Five Below, PetSmart, Tijuana Flats, Burger 21, Buffalo Wild Wings. Nearby retailers and restaurants include Outback, Target, Wal-Mart, Petco, Pier One, Ross, & 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 Cuttery, 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.



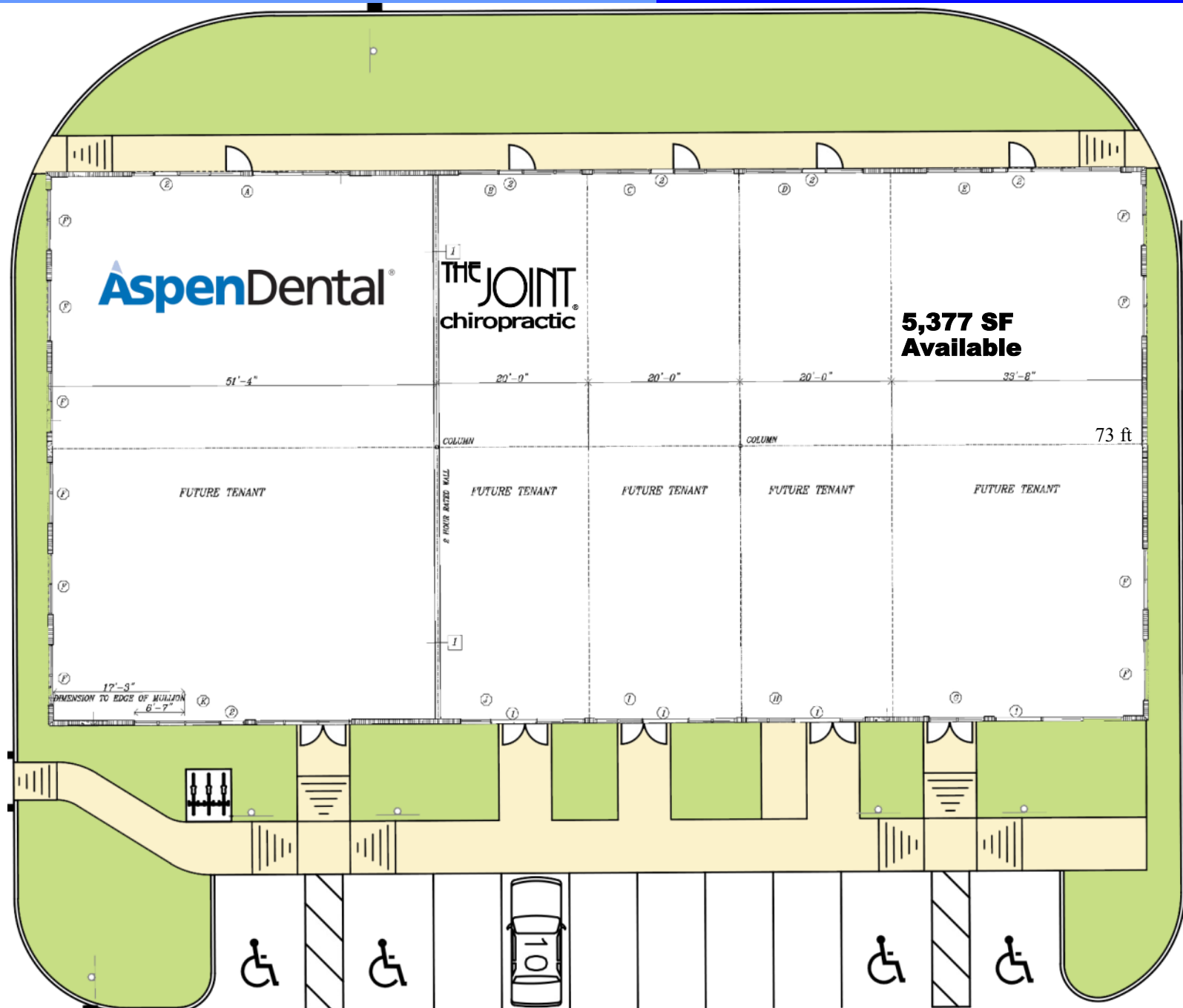
New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

Conceptual Phase 2 Site Plan



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

Middle Building Internal Layout Lot 2



Market Aerial Photo



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

Market Aerial Photo



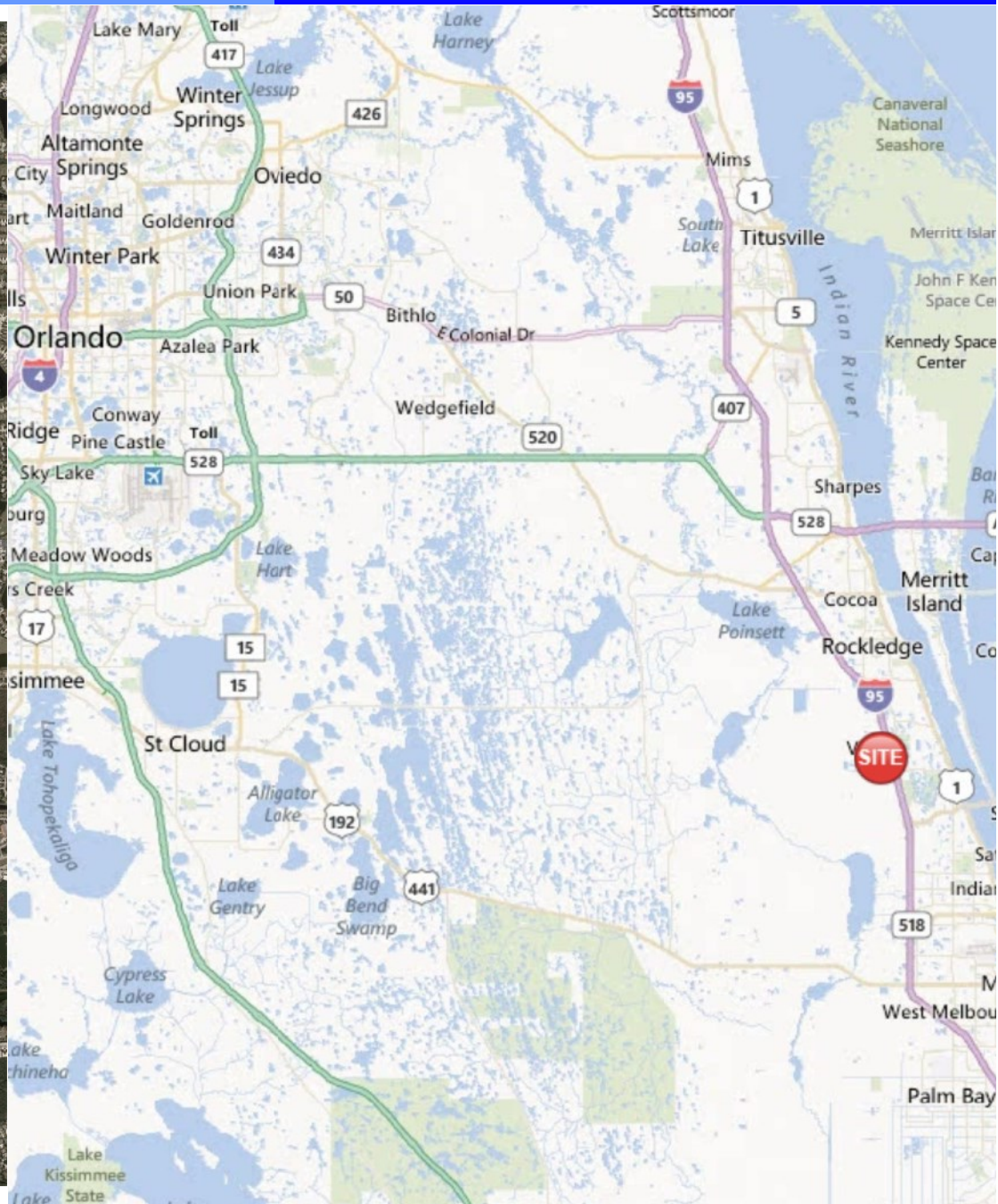
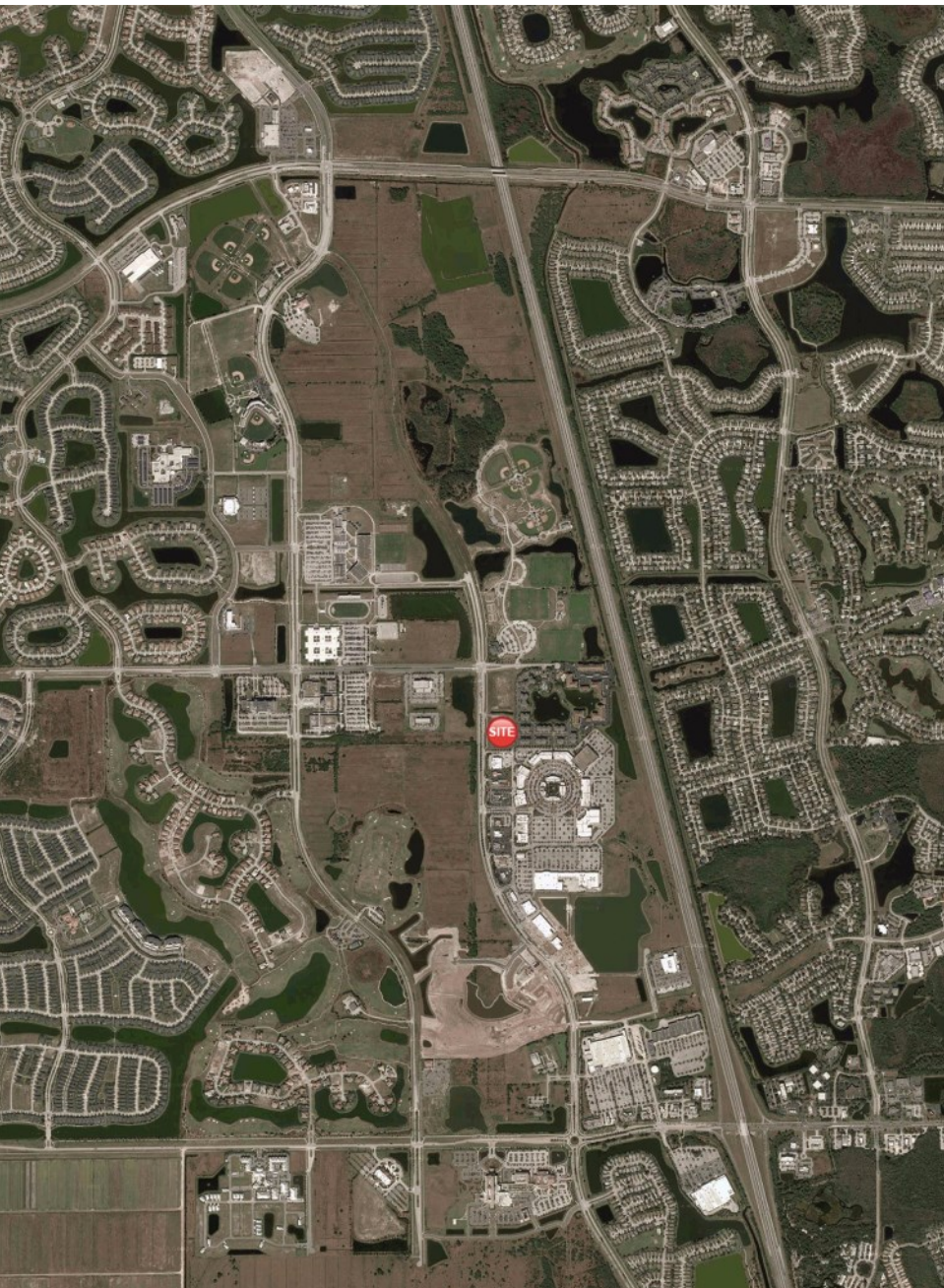
New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

Market Aerial Photo



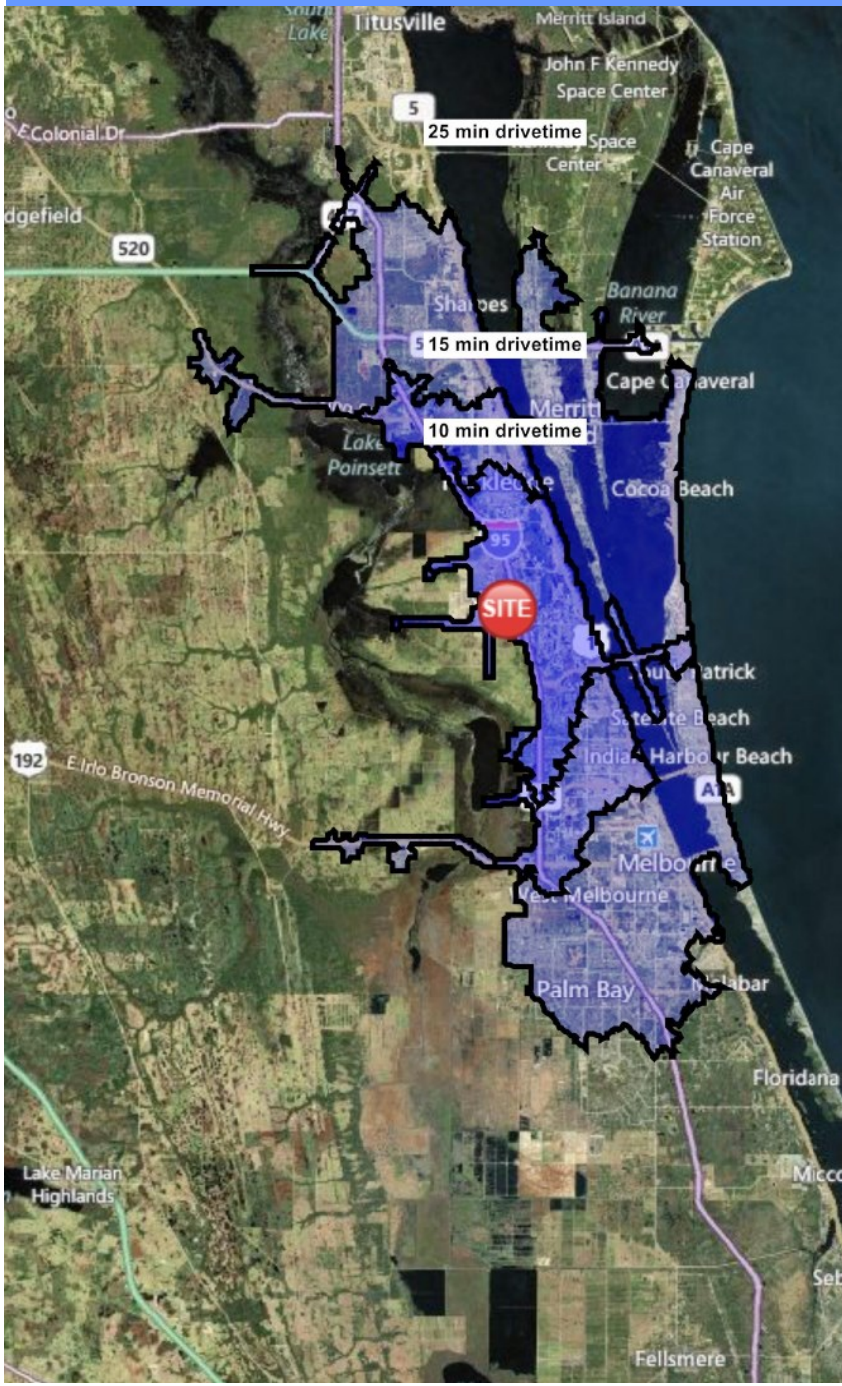
New Retail and Restaurant Space Adjacent to The Avenue Viera Viera (Melbourne), FL

Market Map



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

Demographic Report



Lake Andrew Dr Melbourne, FL 32940		10 min drivetime	15 min drivetime	25 min drivetime
POPULATION	2019 Estimated Population	50,628	82,103	235,723
	2024 Projected Population	53,675	87,100	252,535
	2010 Census Population	40,866	69,315	207,881
	2000 Census Population	20,841	44,358	179,050
	Projected Annual Growth 2019 to 2024	1.2%	1.2%	1.4%
	Historical Annual Growth 2000 to 2019	7.5%	4.5%	1.7%
	2019 Median Age	45.0	45.0	44.5
HOUSEHOLDS	2019 Estimated Households	21,724	34,556	101,158
	2024 Projected Households	22,210	35,357	104,509
	2010 Census Households	17,397	28,858	88,208
	2000 Census Households	8,719	18,121	74,097
	Projected Annual Growth 2019 to 2024	0.4%	0.5%	0.7%
	Historical Annual Growth 2000 to 2019	7.9%	4.8%	1.9%
RACE AND ETHNICITY	2019 Estimated White	80.3%	78.8%	79.1%
	2019 Estimated Black or African American	10.6%	12.2%	11.4%
	2019 Estimated Asian or Pacific Islander	4.2%	3.9%	3.4%
	2019 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
	2019 Estimated Other Races	4.7%	4.7%	5.7%
	2019 Estimated Hispanic	11.2%	10.5%	11.2%
INCOME	2019 Estimated Average Household Income	\$92,868	\$89,192	\$77,443
	2019 Estimated Median Household Income	\$79,331	\$76,015	\$66,409
	2019 Estimated Per Capita Income	\$39,877	\$37,573	\$33,283
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.6%	2.2%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.0%	4.4%	5.6%
	2019 Estimated High School Graduate	19.3%	21.0%	25.9%
	2019 Estimated Some College	20.4%	21.1%	21.6%
	2019 Estimated Associates Degree Only	11.1%	11.4%	11.9%
	2019 Estimated Bachelors Degree Only	24.9%	23.1%	19.3%
	2019 Estimated Graduate Degree	19.4%	17.4%	13.5%
BUSINESS	2019 Estimated Total Businesses	1,697	3,701	12,411
	2019 Estimated Total Employees	17,082	33,868	106,751
	2019 Estimated Employee Population per Business	10.1	9.2	8.6
	2019 Estimated Residential Population per Business	29.8	22.2	19.0