

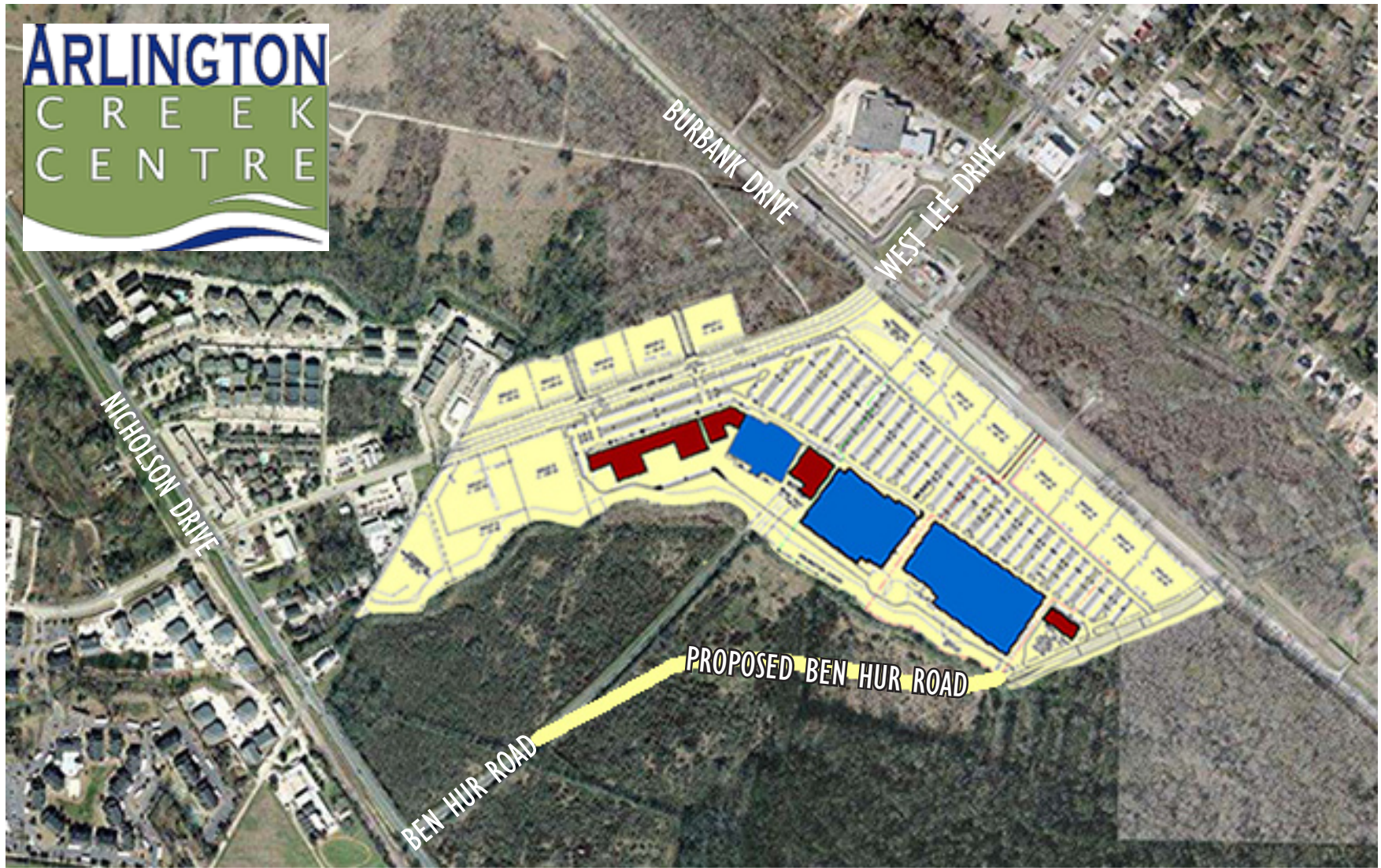
ARLINGTON CREEK CENTRE

ARLINGTON CREEK CENTRE IS A REGIONAL SHOPPING CENTER PLANNED FOR BATON ROUGE, LOUISIANA. THE PROJECT WILL FEATURE LARGE ANCHOR STORES, MIDSIZE SPECIALITY RETAILERS, MANY NATIONAL, REGIONAL, AND LOCAL SHOP TENANTS AS WELL AS RESTAURANTS. ARLINGTON CREEK IS DESIGNED TO MEET THE NEEDS OF COMMUNITY GROWTH POST-KATRINA, AND TO OFFER NEW RETAIL AND DINING OPPORTUNITIES NOT ALREADY AVAILABLE IN THE AREA. THE SITE IS LOCATED AT THE INTERSECTION OF BURBANK (HIGHWAY 41) AND WEST LEE DRIVE WITH ADDITIONAL ACCESS FROM NICHOLSON DRIVE (HIGHWAY 30) VIA BEN HUR ROAD. THE TOTAL SITE EXCEEDS 70 ACRES AND AFFORDS ROOM FOR SEVERAL PHASES OF DEVELOPMENT. SITE WORK IS UNDERWAY AND PHYSICAL CONSTRUCTION OF THE FIRST PHASE IS PLANNED TO BEGIN IN EARLY 2009. THE PROJECT IS LOCATED WITHIN FIVE MILES OF THE MALL OF LOUISIANA AND PERKINS ROW SHOPPING CENTER. IT IS ALSO LOCATED IN CLOSE PROXIMITY TO LOUISIANA STATE UNIVERSITY'S MAIN CAMPUS. VICTORY REAL ESTATE IS CURRENTLY LEASING ANCHOR, JUNIOR ANCHOR, AND SHOP SPACE AT ARLINGTON CREEK CENTRE. OUTPARCELS ARE ALSO AVAILABLE FOR LEASE, SALE, OR DEVELOPMENT. FOR MORE INFORMATION ON THIS EXCITING NEW DEVELOPMENT, PLEASE CONTACT BILL HAYNES. THE FIRST PHASE OF THIS DEVELOPMENT PROJECT IS PROJECTED TO OPEN IN 2010.

FOR MORE INFORMATION ON ARLINGTON CREEK PLEASE CONTACT BILL HAYNES AT BHAYNES@VREI.NET OR BY CALLING 706.327.4774 (O) OR 706.575.2852 (C)



ARLINGTON
CREEK
CENTRE



706.327.4774 TEL
706.327.4413 FAX
www.vrei.net

ANCHOR, JUNIOR ANCHOR & SHOP SPACE AVAILABLE NOW
OUTPARCELS AVAILABLE FOR LEASE, SALE, OR DEVELOPMENT

LEASING AGENT: BILL HAYNES
706.575.2852 * BHAYNES@VREI.NET

VICTORY
REAL ESTATE INVESTMENTS
240 BROOKSTONE CENTRE PARKWAY
COLUMBUS, GA 31904

ARLINGTON CREEK DEVELOPMENT

NORTHWEST CORNER OF BURBANK DRIVE
& LEE DRIVE

BATON ROUGE PARISH

TRAFFIC COUNT: 21,737 CARS/DAY

PARCELS AVAILABLE: 15
SHOP SPACE AVAILABLE: 68,222 SF

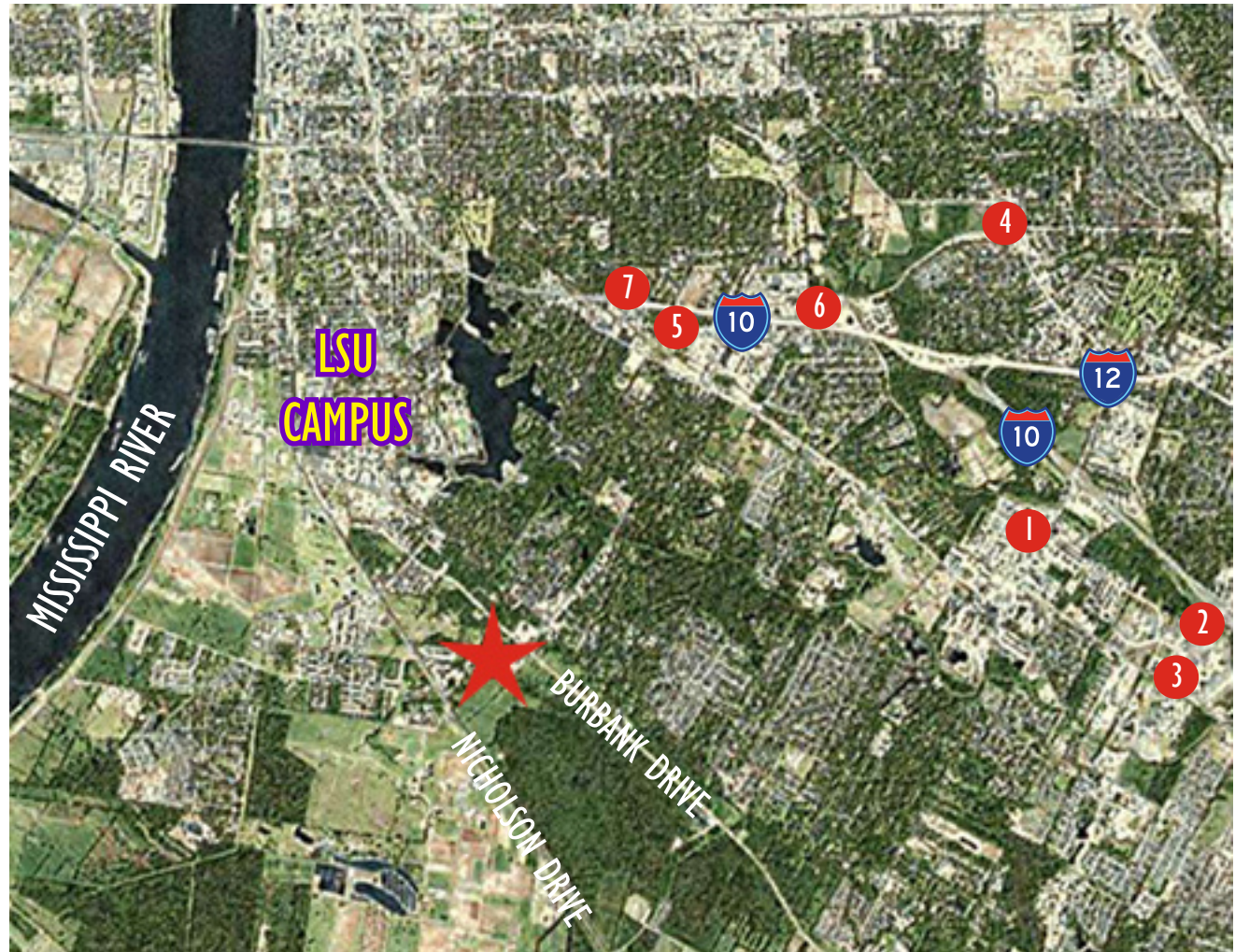
DEMOGRAPHICS

THREE MILE

POPULATION: 56,825
AVG. HOUSEHOLDS: 22,874
AVERAGE INCOME: \$60,897
AVERAGE AGE: 31
OF BUSINESSES: 2,021
HH EXPENDITURES (IN MILLIONS) 1,118
MEDIAN HOME VALUE: \$147,286

FIVE MILE

POPULATION: 131,148
AVERAGE HOUSEHOLDS: 54,698
AVERAGE INCOME: \$60,415
AVERAGE AGE: 33
OF BUSINESSES: 8,611
HH EXPENDITURES (IN MILLIONS) 2,666
MEDIAN HOME VALUE: \$133,140



★	ARLINGTON CREEK CENTRE SITE	4	THE GAP, TALBOT'S, COLDWATER CREEK
1	WALGREENS	5	WAL-MART, OFFICE DEPOT
2	BEST BUY, LINEN'S-N-THINGS, WORLD MARKET	6	BARNES & NOBLE
3	DILLARD'S, MACY'S	7	OLD NAVY