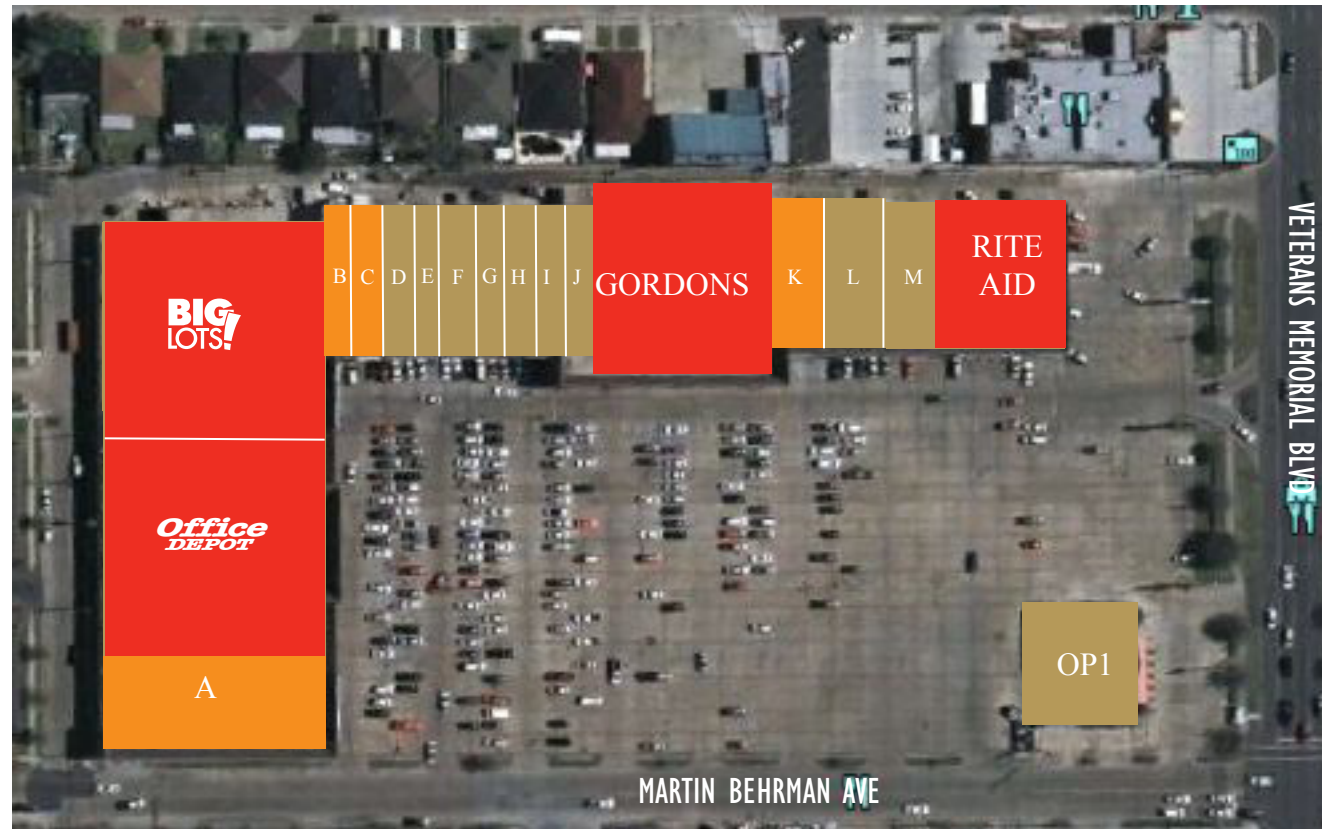


WILSHIRE PLAZA

SPACE	TENANT	SF
1ANC	OFFICE DEPOT	26,064
2ANC	BIG LOTS	24,072
3ANC	GORDON'S OF METAIRIE	20,250
4ANC	RITE AID	12,000
A	VACANT	8,830
B	VACANT	2,300
C	VACANT	2,000
D	RADIO SHACK	2,300
E	JEWEL BOX	1,240
F	RUDMAN'S CARD & PARTY SHOP	3,650
G	BASKIN ROBBINS	1,500
H	FANTASTIC SAM'S	1,500
I	ANGEL NAILS	1,200
J	NOTARY SHOPPE	1,600
K	VACANT	2,720
L	SALLY BEAUTY	3,640
M	ADVANCE AMERICA	1,590
OP1	NEW ORLEANS COFFEE & BEIGNET CO.	5,327
TOTAL		121,783



706.327.4774 TEL
706.327.4413 FAX
www.vrei.net

LEASING AGENT: BILL HAYNES
706.575.2852 * BHAYNES@VREI.NET
PROPERTY MANAGER: GINA ANDERSON
GANDERSON@VREI.NET

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

COMMUNITY CENTRE

713 - 759
 VETERAN'S MEMORIAL BLVD
 METAIRIE, LA
 (NORTHEAST CORNER OF VETERANS
 MEMORIAL BLVD & MARTIN BEHRMAN AVE)
 JEFFERSON PARISH

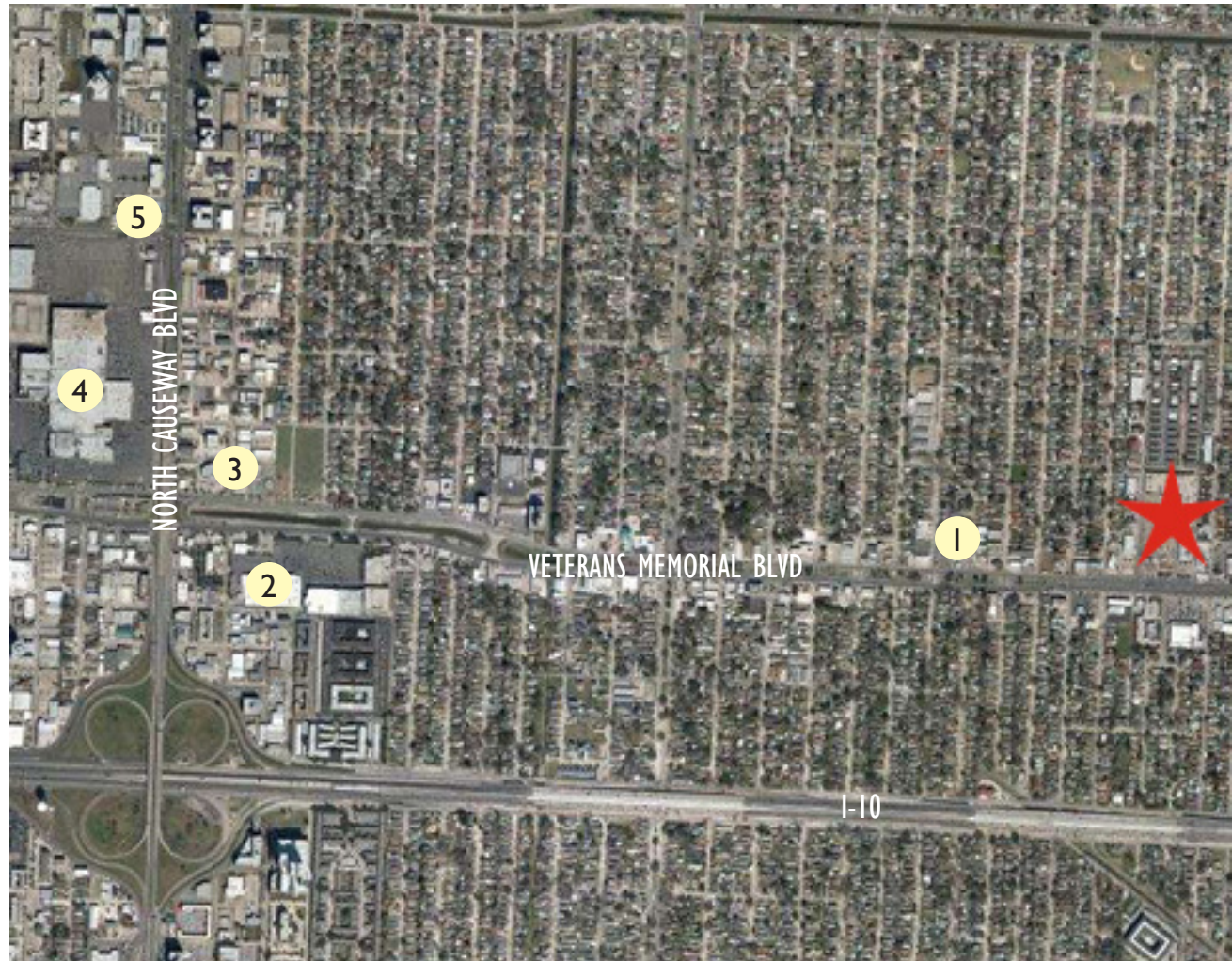
CENTRE SIZE: 121,783
 TOTAL STORES: 18
 TRAFFIC COUNT: 48,700 WESTBOUND CARS/DAY
 42,000 EASTBOUND CARS/DAY

ANCHOR STORES: GORDON'S, BIG LOTS,
 OFFICE DEPOT

DEMOGRAPHICS

THREE MILE
 POPULATION: 50,623
 AVG. HOUSEHOLDS: 23,475
 AVERAGE INCOME: \$65,336
 AVERAGE AGE: 41

FIVE MILE
 POPULATION: 134,760
 AVERAGE HOUSEHOLDS: 57,966
 AVERAGE INCOME: \$61,855
 AVERAGE AGE: 39



★	WILSHIRE PLAZA	4	LAKESIDE MALL - DILLARD'S, JC PENNY, POTTERY BARN,
1	JO ANN FABRICS, H&R BLOCK		AT&T, ANN TAYLOR, BANANA REPUBLIC
2	K-MART, STEINMART, ROUSES SUPERMARKET	5	JOS. A BANK, CAMBRIDGE SOUND WORKS
3	BORDERS BOOKS		