

# TRADEWINDS SHOPPING CENTER

PENSACOLA, FLORIDA

DAVIS HIGHWAY & BURGESS ROAD



## TRADEWINDS SHOPPING CENTER

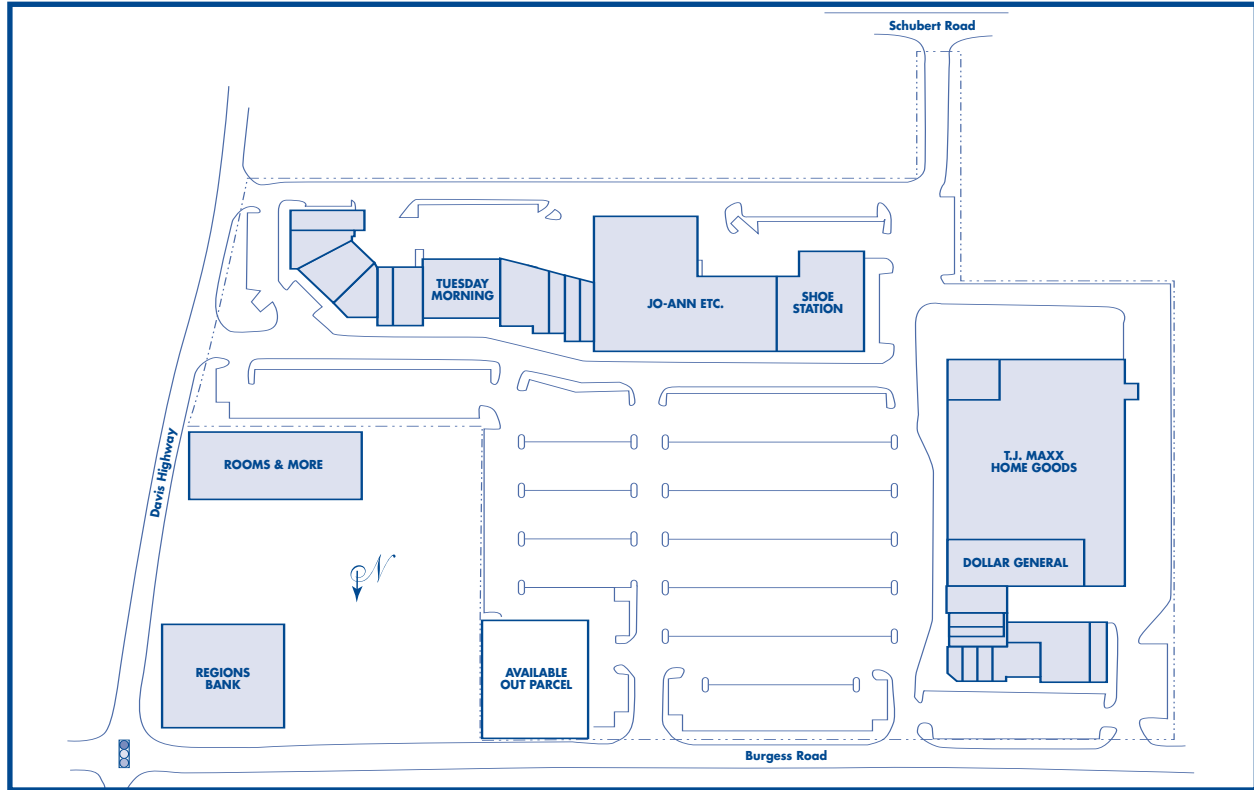
is located at the intersection of Davis Highway and Burgess Road. This 178,554 square foot shopping center is anchored by T.J. Maxx/Home Goods, Shoe Station and new Jo-Ann Etc. Other national/regional tenants in this high traffic center include Sprint PCS, Tuesday Morning, Pearle Vision, Wood You Furniture, Beneficial Finance, Dollar General and The Florida Lottery.

A number of improvements were made to Tradewinds in the first quarter of 2008. The center has a new paint scheme, the parking lot was re-sealed and re-stripped, additional landscape enhancements were done, and the sidewalks have a new coating surface. The center already has excellent ingress/egress from Davis Highway and Burgess Road.

Tradewinds Shopping Center is in close proximity to University Mall, a 700,000 square foot regional mall anchored by JC Penney, Sears and Belk's. The mall is scheduled to be redeveloped in 2009 and there are two new Marriott brand hotels under construction (plus existing Marriott courtyard) between the mall and Tradewinds. Neighboring tenants include Beall's, PetsMart, Ethan Allen, Haverty's, Circuit City, Office Max, Books-A-Million and Hobby Lobby.

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## POPULATION:

| ATTRIBUTE | 1 MILE | 3 MILE | 5 MILE  |
|-----------|--------|--------|---------|
| 2006      | 4,546  | 54,891 | 140,015 |

## INCOME:

|                     |          |          |          |
|---------------------|----------|----------|----------|
| 2006 Avg. Household | \$46,371 | \$46,455 | \$50,657 |
|---------------------|----------|----------|----------|

## HOUSEHOLDS:

|                       |       |        |        |
|-----------------------|-------|--------|--------|
| 2006 Total Households | 2,068 | 22,085 | 55,419 |
|-----------------------|-------|--------|--------|

## TRAFFIC COUNTS:

|               |                      |
|---------------|----------------------|
| Davis Highway | 42,250+ Cars Per Day |
|---------------|----------------------|

