



Key Retailers

Aéropostale
Express
Footlocker
Helzberg Diamonds
Hot Topic
Victoria's Secret
Zales

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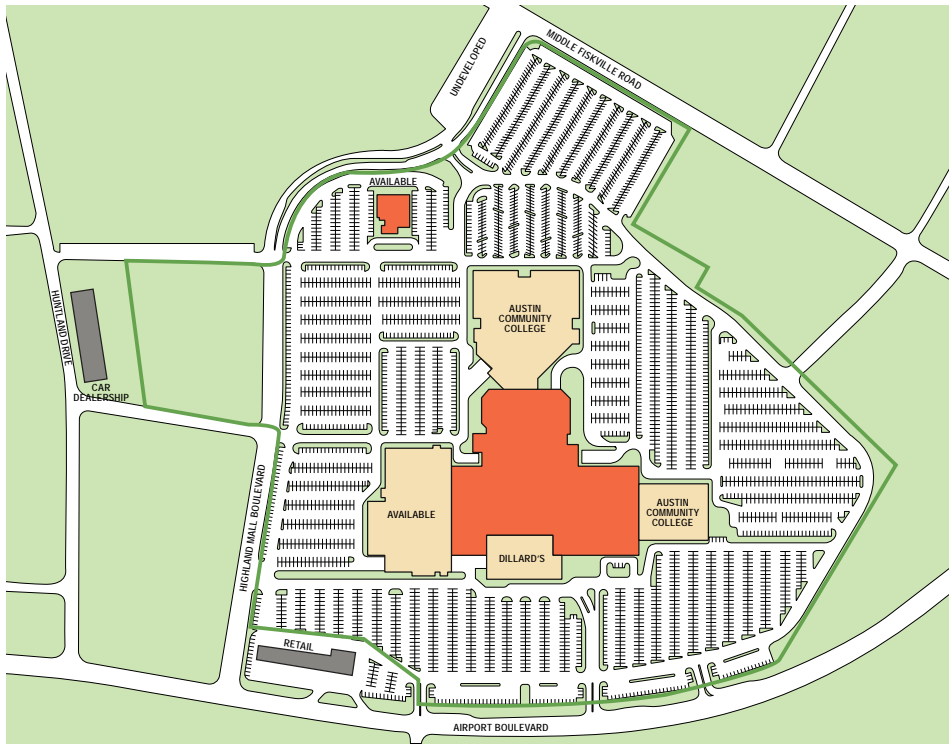
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Center at a Glance

- Highland Mall is located at the crossroads of Interstate 35, Highways 290 and 183, providing the center with excellent regional access from all surrounding areas
- The center is adjacent to one of nine new MetroRail centers offering rapid transit to the Austin area
- There is a captive daytime audience of 275,690 daytime workers within a 5-mile radius comprised of over two-thirds white collar employees
- Over 25% of the trade area represents young, solidly middle class that are upwardly mobile. This group spends a greater percentage discretionary income on fashion and electronics. They are culturally savvy and heavy media consumers
- Austin is consistently ranked as one of the best places to live and work and has a thriving real estate market. Austin has recently garnered recognition from *Forbes Magazine*, *Business Review USA*, and *MovieMaker Magazine*
- Highland Mall is located three miles from the University of Texas where over 50,000 students attend yearly
- The center benefits from its close proximity to the city's dynamic hotel cluster that draws tourists year round to both cultural and university events
- Highland Mall is at the center of strong residential growth; Located within a 3-mile radius is Mueller, a mixed use urban village, which will be home to 10,000 residents upon completion and The Triangle, a 22-acre mixed use community with 529 apartment homes. Crestview Station, a 73-acre transit village is currently leasing apartment homes and eventually expects over 3,000 residents





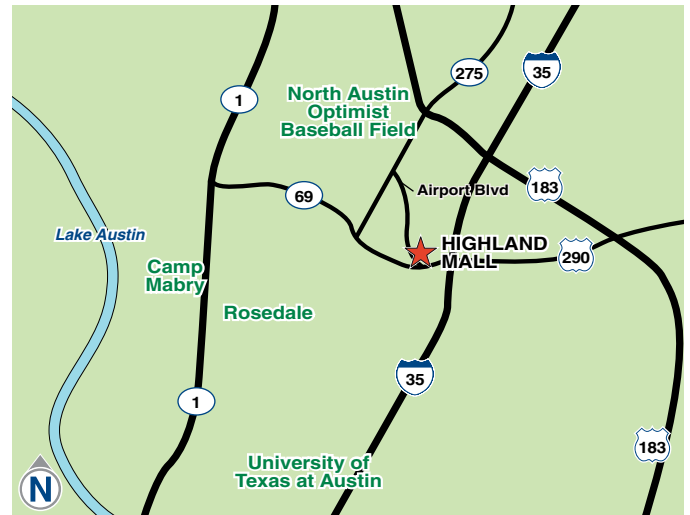
Site Plan

Highland Mall

Statistics & Demographics

Property Data	
Opening Date	1971
Renovation Dates	1979, 1987
Site	80.84 acres
Parking	5,854 spaces
Total Stores	72
Levels	2
Leasable Area	
Total Mall GLA	1,072,901 s.f.
Mall Shops	354,160 s.f.
Outparcels	38,306 s.f.
Anchors (Total)	718,741 s.f.
Dillard's	80,000 s.f.
Austin Community College	213,862 s.f.
Austin Community College	191,250 s.f.
Available	233,629 s.f.
Trade Area	
5-Mile Radius	
Population	315,655
Total Households	129,157
Avg. Household Income	\$66,124
Median Age	34 yrs.
Source: DemographicsNow - 2010	

Location Map



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