



Pinnacle Tutwiler Farm

Trussville, ALABAMA

Key Retailers

Aéropostale
American Eagle Outfitters
Buckle
Chico's
Journeys
PacSun
The Children's Place

Contact Information

Anne Michaels
Leasing Specialist

Jones Lang LaSalle
2812 1st Avenue S
Birmingham, Alabama 35233
tel 205 453 6044 • fax 205 986 7233
anne.michaels@am.jll.com

John Stanley
General Manager

Village Mall
1627-53 Opelika Road
Auburn, Alabama 36830
tel 334 821 8327 • fax 334 826 6737
john.stanley@am.jll.com

Paula Fisk
Specialty Leasing Associate

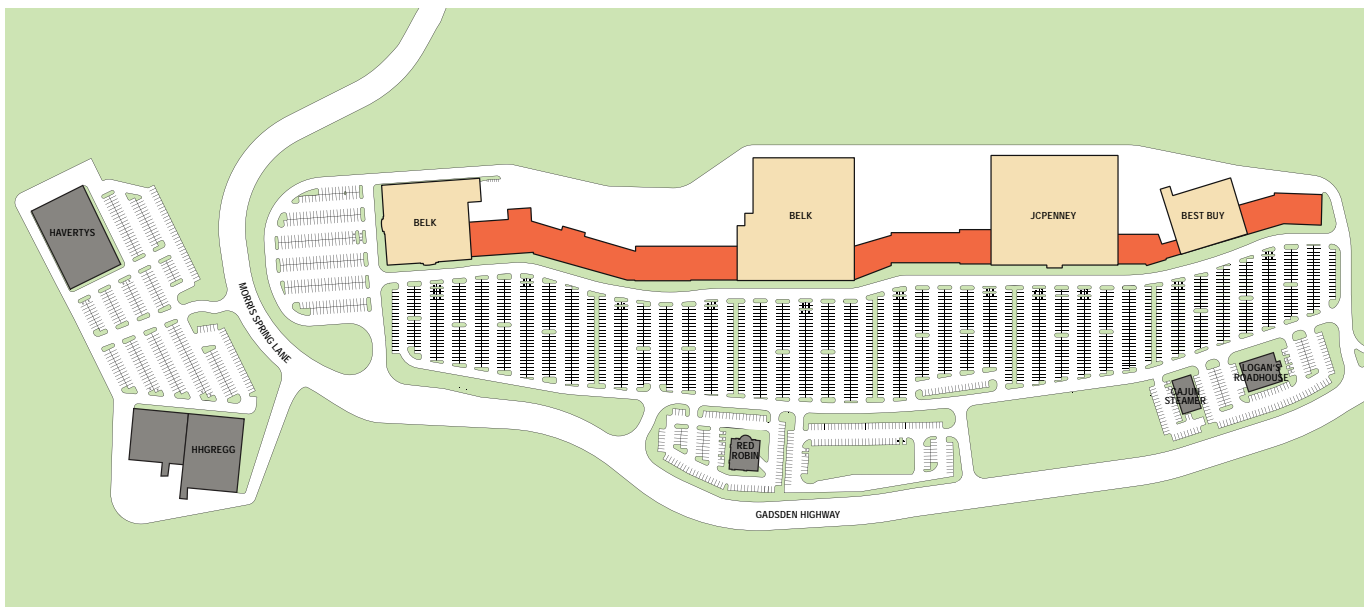
Jones Lang LaSalle
1125 Sanctuary Parkway, Suite 170
Alpharetta, Georgia 30009
tel 678 226 5275 • fax 678 226 5235
paula.fisk@am.jll.com

Lifestyle Center at a Glance

- A lifestyle center with a streetscape ambiance featuring over 40 national retailers including Chico's, Ann Taylor Loft, American Eagle Outfitters, Wet Seal, Aéropostale, along with Best Buy, Belk and JCPenney
- Celebrated its grand opening in October 2006
- Easy access from Highway 11, one mile north of Interstate 459
- Customer base draws from a 15-mile radius with a total population of 438,914, which includes more than 23,000 students from five colleges
- An average household income 20% higher than the state average
- Located in Trussville, Alabama, which was rated as one of the top 100 best places to live in 2005 by Money Magazine and named "The 56th Most Livable City" in the USA by CNN Money
- Dining attractions include Red Robin, Cajun Steamer, Logan's Roadhouse, LaDama Italian Bistro and Five Guys Famous Burgers & Fries



www.jllretail.com



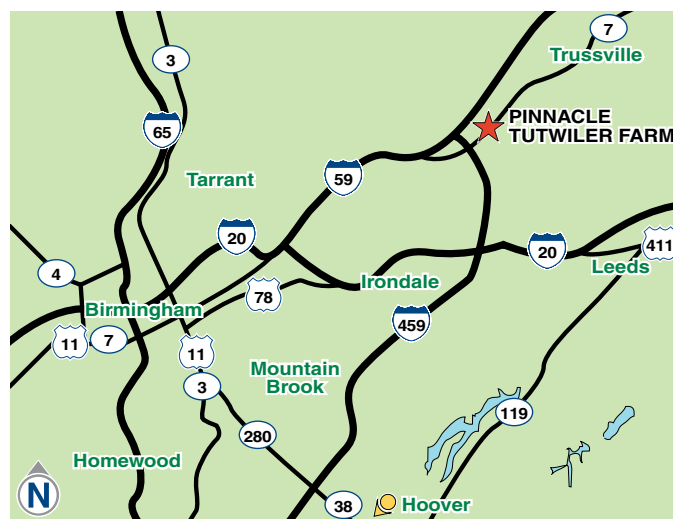
Site Plan

Pinnacle Tutwiler Farm

Statistics & Demographics

Property Data	
Opening Date	2006
Site	65 acres
Parking	2,296 spaces
Total Stores	41
Levels	1
Leasable Area	
Total Mall GLA	446,691 sq. ft.
Anchors (Total)	323,456 sq. ft.
Belk for Men, Home and Kids	96,456 sq. ft.
Belk for Women	100,000 sq. ft.
JCPenney	97,000 sq. ft.
Best Buy	30,000 sq. ft.
Trade Area	
15-Mile Radius	
Population	439,710
Total Households	177,505
Avg. Household Income	\$56,637
Median Age	36 yrs.
Source: DemographicsNow - Q4 2008	

Location Map



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1640 Gadsden Highway
 Birmingham, Alabama 35235
 tel 205 453 6044 • fax 205 986 7233