



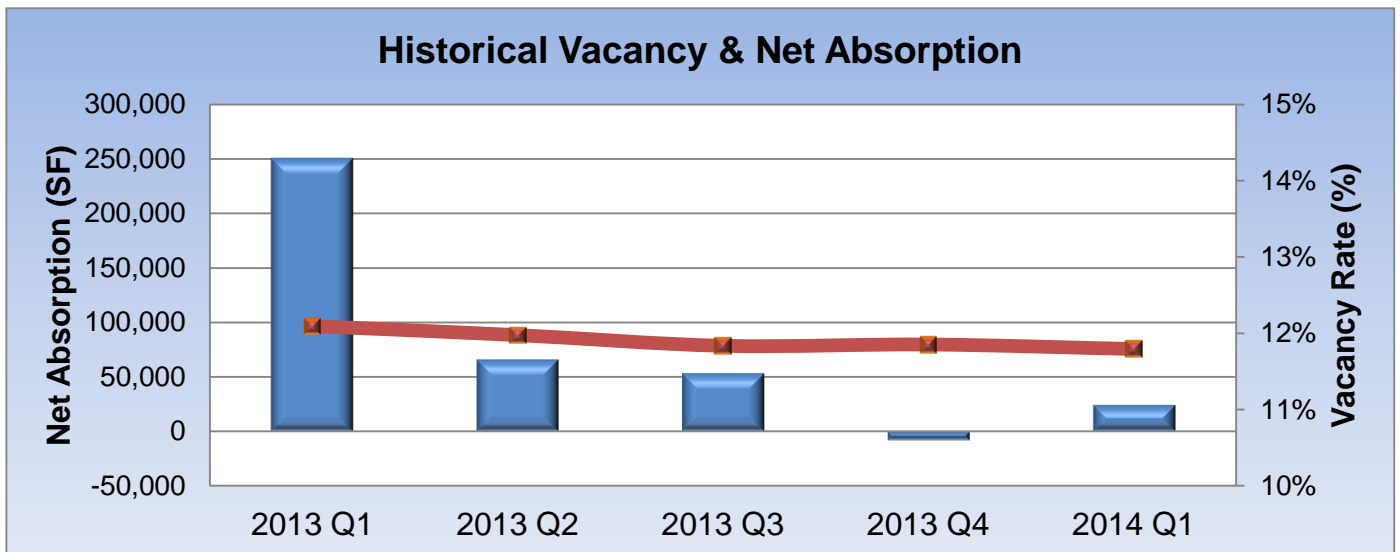
1st Quarter 2014

\$250

Market Highlights

- The Memphis Retail market finished the quarter with positive 24k SF of absorption.
- Although absorption wasn't too noteworthy, there were three build-to-suits announced: LA Fitness will have two new locations at Centennial Commons and Hwy 64/I-40, while Marshall's signed a lease for a new 22,000 SF location at Centennial Commons.
- A new mixed-use shopping center could be coming to Downtown Memphis. The 10k SF development is being considered for an area south of the FedEx Forum, to be called SoFo.
- Conn's signed the largest lease for 42,296 SF at Cross Creek Shopping Center.

	# of Bldgs	Inventory (SF)	Total Available (SF)	Total Vacant (SF)	Total Vacancy Rate (%)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Available Sublease (SF)	Direct Quarterly Net Absorption (SF)	Direct YTD Net Absorption (SF)
Regional Ctr	23	8,812,841	1,021,741	1,019,797	11.6%	1,019,797	11.6%	1,944	46,807	46,807
Community Ctr	135	14,483,303	2,539,945	2,141,418	14.8%	2,141,418	14.8%	52,550	-30,895	-30,895
Conv/Strip Ctr	463	9,150,484	1,443,957	1,351,391	14.8%	1,343,941	14.7%	14,550	4,799	4,799
Power Center	111	8,904,710	348,382	348,382	3.9%	348,382	3.9%	0	0	0
Neighborhood Ctr	2	96,923	35,000	35,000	36.1%	35,000	36.1%	0	3,790	3,790
Grand Total	734	41,448,261	5,389,025	4,895,988	11.8%	4,888,538	11.8%	69,044	24,501	24,501



Market Snapshot

	# of Bldgs	Inventory (SF)	Total Available (SF)	Total Vacant (SF)	Total Vacancy Rate (%)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Available Sublease (SF)	Direct Quarterly Absorption (SF)	Direct YTD Absorption (SF)
Collierville	34	2,996,570	144,767	143,067	4.8%	143,067	4.8%	0	-1,400	-1,400
Regional Ctr	2	653,000	21,350	21,350	3.3%	21,350	3.3%	0	0	0
Community Ctr	9	1,557,540	92,127	90,427	5.8%	90,427	5.8%	0	-1,400	-1,400
Conv/Strip Ctr	19	361,485	31,290	31,290	8.7%	31,290	8.7%	0	0	0
Power Center	4	424,545	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
Cordova	63	3,157,754	389,299	355,284	11.3%	352,084	11.1%	30,750	-1,530	-1,530
Regional Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
Community Ctr	11	1,373,807	160,687	130,797	9.5%	130,797	9.5%	27,550	1,800	1,800
Conv/Strip Ctr	44	915,815	160,612	156,487	17.1%	153,287	16.7%	3,200	-3,330	-3,330
Power Center	8	868,132	68,000	68,000	7.8%	68,000	7.8%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
Crittenden County	12	788,179	55,259	55,259	7.0%	55,259	7.0%	0	1,300	1,300
Regional Ctr	2	305,000	0	0	0.0%	0	0.0%	0	0	0
Community Ctr	1	123,125	45,800	45,800	37.2%	45,800	37.2%	0	0	0
Conv/Strip Ctr	5	100,104	9,459	9,459	9.4%	9,459	9.4%	0	1,300	1,300
Power Center	4	259,950	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
Downtown/Midtown	68	2,292,105	332,604	312,963	13.7%	312,963	13.7%	0	3,790	3,790
Regional Ctr	1	292,186	0	0	0.0%	0	0.0%	0	0	0
Community Ctr	4	553,385	93,064	93,064	16.8%	93,064	16.8%	0	0	0
Conv/Strip Ctr	53	1,011,317	197,640	177,999	17.6%	177,999	17.6%	0	0	0
Power Center	8	338,294	6,900	6,900	2.0%	6,900	2.0%	0	0	0
Neighborhood Ctr	2	96,923	35,000	35,000	36.1%	35,000	36.1%	0	3,790	3,790
East	75	5,132,398	401,727	383,352	7.5%	379,102	7.4%	8,850	-5,330	-5,330
Regional Ctr	4	1,765,919	95,622	95,622	5.4%	95,622	5.4%	0	0	0
Community Ctr	21	1,690,423	217,510	208,035	12.3%	208,035	12.3%	0	-5,930	-5,930
Conv/Strip Ctr	39	795,656	78,760	69,860	8.8%	65,610	8.2%	8,850	600	600
Power Center	11	880,400	9,835	9,835	1.1%	9,835	1.1%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
East Shelby/Fayette County	7	329,200	16,124	16,124	4.9%	16,124	4.9%	0	-1,600	-1,600
Regional Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
Community Ctr	2	102,200	8,324	8,324	8.1%	8,324	8.1%	0	0	0
Conv/Strip Ctr	4	73,000	7,800	7,800	10.7%	7,800	10.7%	0	-1,600	-1,600
Power Center	1	154,000	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
Germantown	36	1,755,490	225,981	207,981	11.8%	207,981	11.8%	0	13,015	13,015
Regional Ctr	1	350,000	70,000	70,000	20.0%	70,000	20.0%	0	0	0
Community Ctr	11	967,056	114,412	104,912	10.8%	104,912	10.8%	0	13,015	13,015
Conv/Strip Ctr	23	413,434	41,569	33,069	8.0%	33,069	8.0%	0	0	0
Power Center	1	25,000	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
North	96	5,556,086	735,522	624,522	11.2%	624,522	11.2%	25,000	-39,708	-39,708
Regional Ctr	3	1,322,910	222,243	222,243	16.8%	222,243	16.8%	0	0	0
Community Ctr	17	1,861,937	388,692	281,492	15.1%	281,492	15.1%	25,000	-39,708	-39,708
Conv/Strip Ctr	61	1,136,746	124,587	120,787	10.6%	120,787	10.6%	0	0	0
Power Center	15	1,234,493	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0

Market Snapshot [continued on next page...]

Market Snapshot [continued]

	# of Bldgs	Inventory (SF)	Total Available (SF)	Total Vacant (SF)	Total Vacancy Rate (%)	Direct Vacant (SF)	Direct Vacancy Rate (%)	Available Sublease (SF)	Direct Quarterly Absorption (SF)	Direct YTD Absorption (SF)
Northeast	95	5,226,682	834,210	801,370	15.3%	801,370	15.3%	2,500	7,919	7,919
Regional Ctr	2	1,642,000	385,000	385,000	23.4%	385,000	23.4%	0	0	0
Community Ctr	15	1,240,089	193,030	193,030	15.6%	193,030	15.6%	0	2,390	2,390
Conv/Strip Ctr	60	1,180,797	239,660	206,820	17.5%	206,820	17.5%	2,500	5,529	5,529
Power Center	18	1,163,796	16,520	16,520	1.4%	16,520	1.4%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
Olive Branch	25	1,246,019	105,012	105,012	8.4%	105,012	8.4%	0	1,300	1,300
Regional Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
Community Ctr	4	317,072	52,573	52,573	16.6%	52,573	16.6%	0	0	0
Conv/Strip Ctr	16	348,386	52,439	52,439	15.1%	52,439	15.1%	0	1,300	1,300
Power Center	5	580,561	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
South	48	2,482,894	356,764	348,197	14.0%	348,197	14.0%	0	1,126	1,126
Regional Ctr	2	593,054	72,263	72,263	12.2%	72,263	12.2%	0	1,126	1,126
Community Ctr	7	760,993	114,773	114,773	15.1%	114,773	15.1%	0	0	0
Conv/Strip Ctr	35	731,409	169,728	161,161	22.0%	161,161	22.0%	0	0	0
Power Center	4	397,438	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
Southaven/Horn Lake/ Hernando	80	3,859,143	385,887	208,286	5.4%	208,286	5.4%	1,944	0	0
Regional Ctr	3	978,886	3,944	2,000	0.2%	2,000	0.2%	1,944	0	0
Community Ctr	12	873,748	297,553	123,401	14.1%	123,401	14.1%	0	0	0
Conv/Strip Ctr	51	917,661	84,390	82,885	9.0%	82,885	9.0%	0	0	0
Power Center	14	1,088,848	0	0	0.0%	0	0.0%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
Southeast	95	6,625,741	1,405,869	1,334,571	20.1%	1,334,571	20.1%	0	45,619	45,619
Regional Ctr	3	909,886	151,319	151,319	16.6%	151,319	16.6%	0	45,681	45,681
Community Ctr	21	3,061,928	761,400	694,790	22.7%	694,790	22.7%	0	-1,062	-1,062
Conv/Strip Ctr	53	1,164,674	246,023	241,335	20.7%	241,335	20.7%	0	1,000	1,000
Power Center	18	1,489,253	247,127	247,127	16.6%	247,127	16.6%	0	0	0
Neighborhood Ctr	0	0	0	0	0.0%	0	0.0%	0	0	0
Grand Total	734	41,448,261	5,389,025	4,895,988	11.8%	4,888,538	11.8%	69,044	24,501	24,501

Historical Snapshot

	Direct Vacancy Rate %					Asking Direct Lease Rate (NNN)				
	2013 Q1	2013 Q2	2013 Q3	2013 Q4	2014 Q1	2013 Q1	2013 Q2	2013 Q3	2013 Q4	2014 Q1
Collierville	7.10%	5.01%	4.65%	4.73%	4.77%	\$16.83	\$17.57	\$17.20	\$16.50	\$17.10
Regional Ctr	13.64%	3.27%	3.27%	3.27%	3.27%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	6.18%	6.07%	5.67%	5.72%	5.81%	\$17.75	\$18.86	\$17.00	\$15.83	\$16.83
Conv/Strip Ctr	7.56%	9.46%	8.23%	8.66%	8.66%	\$15.00	\$15.00	\$17.50	\$17.50	\$17.50
Power Center	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cordova	11.21%	11.79%	11.94%	11.10%	11.15%	\$13.95	\$13.53	\$13.50	\$13.66	\$13.72
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	10.01%	12.10%	11.94%	9.65%	9.52%	\$13.20	\$13.40	\$13.40	\$13.60	\$13.60
Conv/Strip Ctr	16.20%	15.07%	15.82%	16.37%	16.74%	\$14.18	\$13.57	\$13.53	\$13.67	\$13.75
Power Center	7.83%	7.83%	7.83%	7.83%	7.83%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Crittenden County	8.29%	7.42%	7.42%	7.18%	7.01%	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	37.20%	37.20%	37.20%	37.20%	37.20%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conv/Strip Ctr	19.50%	12.70%	12.70%	10.75%	9.45%	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Power Center	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Downtown/Midtown	15.76%	15.39%	14.19%	13.82%	13.65%	\$12.32	\$12.78	\$12.36	\$12.36	\$11.99
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	16.60%	17.21%	16.60%	16.82%	16.82%	\$7.33	\$7.50	\$7.50	\$7.50	\$7.50
Conv/Strip Ctr	21.92%	20.77%	18.56%	17.60%	17.60%	\$13.71	\$13.88	\$13.24	\$13.24	\$13.24
Power Center	2.04%	2.04%	2.04%	2.04%	2.04%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	41.85%	41.57%	40.02%	40.02%	36.11%	\$11.50	\$11.50	\$12.00	\$12.00	\$6.00
East	7.82%	7.94%	7.22%	7.28%	7.39%	\$16.32	\$16.30	\$16.03	\$15.64	\$16.83
Regional Ctr	5.45%	5.45%	5.45%	5.41%	5.41%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	13.16%	13.42%	11.62%	11.96%	12.31%	\$14.21	\$14.12	\$13.78	\$13.14	\$14.38
Conv/Strip Ctr	9.11%	9.34%	8.54%	8.32%	8.25%	\$17.38	\$17.61	\$17.39	\$16.89	\$17.72
Power Center	1.12%	1.12%	1.12%	1.12%	1.12%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
East Shelby/Fayette County	4.23%	4.41%	4.41%	4.41%	4.90%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	8.14%	8.14%	8.14%	8.14%	8.14%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conv/Strip Ctr	7.67%	8.49%	8.49%	8.49%	10.68%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Power Center	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Germantown	12.79%	13.06%	12.22%	12.59%	11.85%	\$18.04	\$18.00	\$18.21	\$18.35	\$17.99
Regional Ctr	20.00%	20.00%	20.00%	20.00%	20.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	12.28%	12.28%	11.89%	12.19%	10.85%	\$18.63	\$17.79	\$18.21	\$18.54	\$17.75
Conv/Strip Ctr	8.67%	9.81%	7.16%	8.00%	8.00%	\$17.73	\$18.12	\$18.21	\$18.19	\$18.16
Power Center	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
North	9.63%	9.98%	10.08%	10.53%	11.24%	\$10.38	\$10.55	\$10.49	\$10.86	\$10.81
Regional Ctr	17.11%	16.80%	16.80%	16.80%	16.80%	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50
Community Ctr	11.30%	12.70%	12.78%	12.99%	15.12%	\$10.14	\$10.15	\$10.14	\$11.16	\$11.01
Conv/Strip Ctr	8.63%	8.42%	8.78%	10.63%	10.63%	\$12.00	\$12.70	\$11.95	\$11.95	\$11.95
Power Center	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

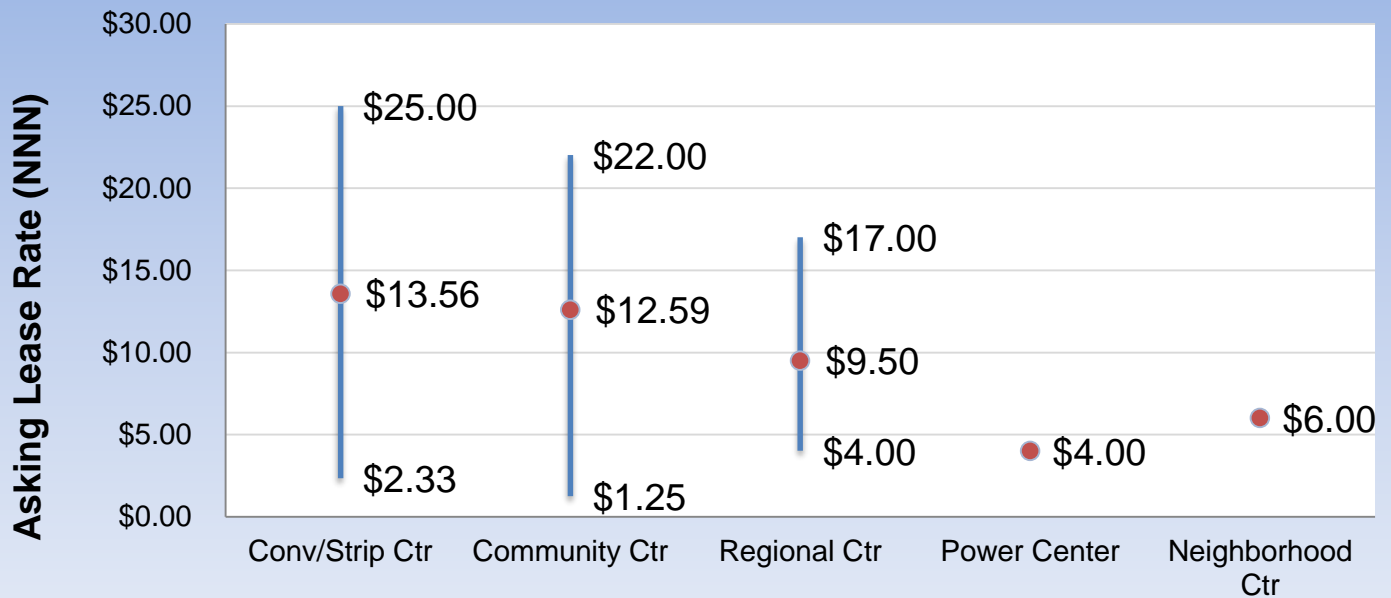
Historical Snapshot [Continued on next page...]

Historical Snapshot

	Direct Vacancy Rate %					Asking Direct Lease Rate (NNN)				
	2013 Q1	2013 Q2	2013 Q3	2013 Q4	2014 Q1	2013 Q1	2013 Q2	2013 Q3	2013 Q4	2014 Q1
Northeast	15.12%	15.00%	15.35%	15.48%	15.33%	\$11.93	\$12.04	\$12.37	\$12.24	\$12.23
Regional Ctr	23.45%	23.45%	23.45%	23.45%	23.45%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	16.07%	16.07%	15.76%	15.76%	15.57%	\$11.89	\$11.89	\$11.89	\$11.39	\$11.39
Conv/Strip Ctr	16.05%	15.51%	17.38%	17.98%	17.52%	\$11.94	\$12.10	\$12.54	\$12.54	\$12.52
Power Center	1.42%	1.42%	1.42%	1.42%	1.42%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Olive Branch	9.21%	9.12%	8.53%	8.53%	8.43%	\$17.25	\$17.63	\$17.94	\$17.33	\$15.32
Regional Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Ctr	14.48%	16.58%	16.58%	16.58%	16.58%	\$16.00	\$16.75	\$16.88	\$22.00	\$16.53
Conv/Strip Ctr	19.77%	17.53%	15.43%	15.43%	15.05%	\$18.50	\$18.50	\$18.80	\$15.00	\$13.50
Power Center	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
South	13.54%	14.44%	14.63%	14.07%	14.02%	\$9.96	\$9.68	\$9.68	\$9.68	\$9.68
Regional Ctr	13.34%	12.48%	12.37%	12.37%	12.18%	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Community Ctr	14.29%	14.01%	15.08%	15.08%	15.08%	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Conv/Strip Ctr	20.56%	24.34%	23.95%	22.03%	22.03%	\$10.15	\$9.75	\$9.75	\$9.75	\$9.75
Power Center	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Southaven/Horn Lake/Hernando	5.70%	5.66%	5.38%	5.40%	5.40%	\$14.48	\$14.65	\$14.75	\$14.50	\$14.45
Regional Ctr	0.27%	0.27%	0.20%	0.20%	0.20%	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Community Ctr	13.17%	13.71%	14.12%	14.12%	14.12%	\$15.75	\$16.94	\$16.94	\$16.94	\$16.94
Conv/Strip Ctr	11.13%	10.46%	8.98%	9.03%	9.03%	\$14.20	\$14.24	\$14.36	\$14.06	\$14.00
Power Center	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Southeast	20.90%	20.38%	20.63%	20.83%	20.14%	\$9.73	\$9.92	\$10.06	\$10.55	\$10.25
Regional Ctr	21.58%	21.58%	21.65%	21.65%	16.63%	\$8.50	\$8.50	\$0.00	\$0.00	\$0.00
Community Ctr	23.15%	22.24%	22.60%	22.66%	22.69%	\$8.19	\$8.62	\$8.62	\$8.77	\$8.78
Conv/Strip Ctr	19.94%	19.39%	19.81%	20.81%	20.72%	\$10.74	\$10.90	\$11.08	\$11.74	\$11.41
Power Center	16.59%	16.59%	16.59%	16.59%	16.59%	\$4.00	\$4.00	\$4.00	\$4.00	\$4.00
Neighborhood Ctr	0.00%	0.00%	0.00%	0.00%	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total	12.09%	11.98%	11.84%	11.85%	11.79%	\$13.14	\$13.22	\$13.32	\$13.14	\$13.11

Asking Average Lease Rates

Asking Lease Rate Range by Class (NNN)

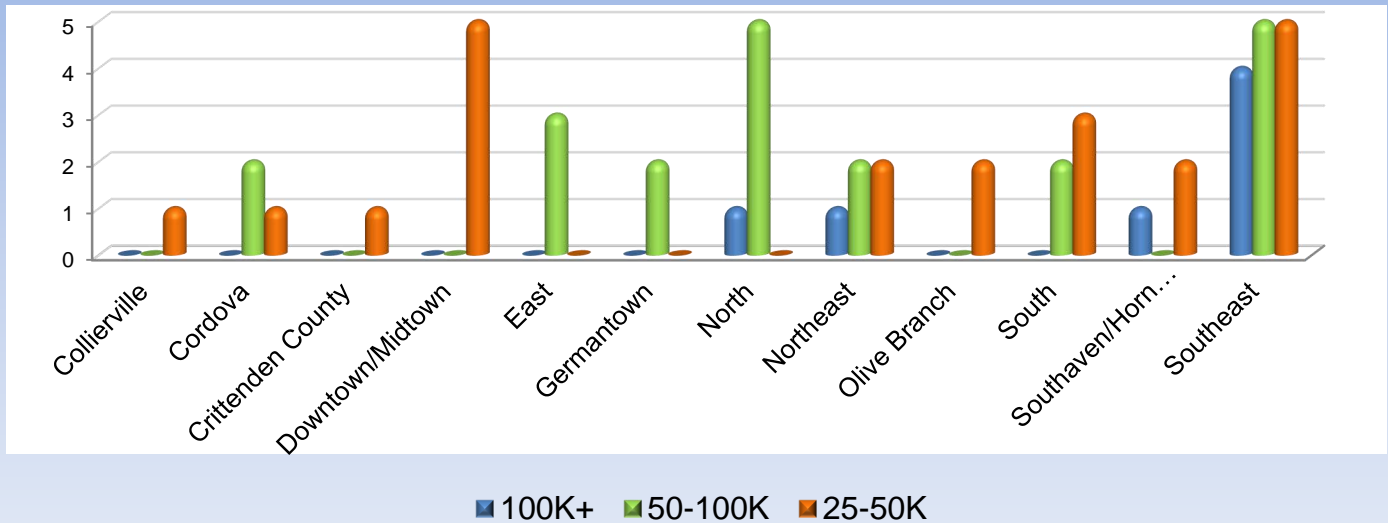


Largest Changes in Occupancy

Property Name	SF Occupied or Vacated	Company Name	Market	Type
Cross Creek Shopping Center	42,296	Conn's	Southeast	Regional Center
Millington Plaza	24,660	Dirt Cheap	North	Community Center
Germantown Crossing	9,538	Kroger (expansion)	Germantown	Community Center
2094-2126 Madison Ave	3,790	Schweinhaus	Downtown/ Midtown	Restaurant
Hickory Ridge Commons	-3,200	El Padrino Bar & Grill	Southeast	Community Center
Yorkshire Square	-4,730	Raindrop	East	Community Center
The Market at Summer Oaks	-5,585	Banquet Hall	North	Community Center
Millington Plaza	-57,208	Open Market Place	North	Community Center

Available Space by Size

Largest Blocks of Available Space



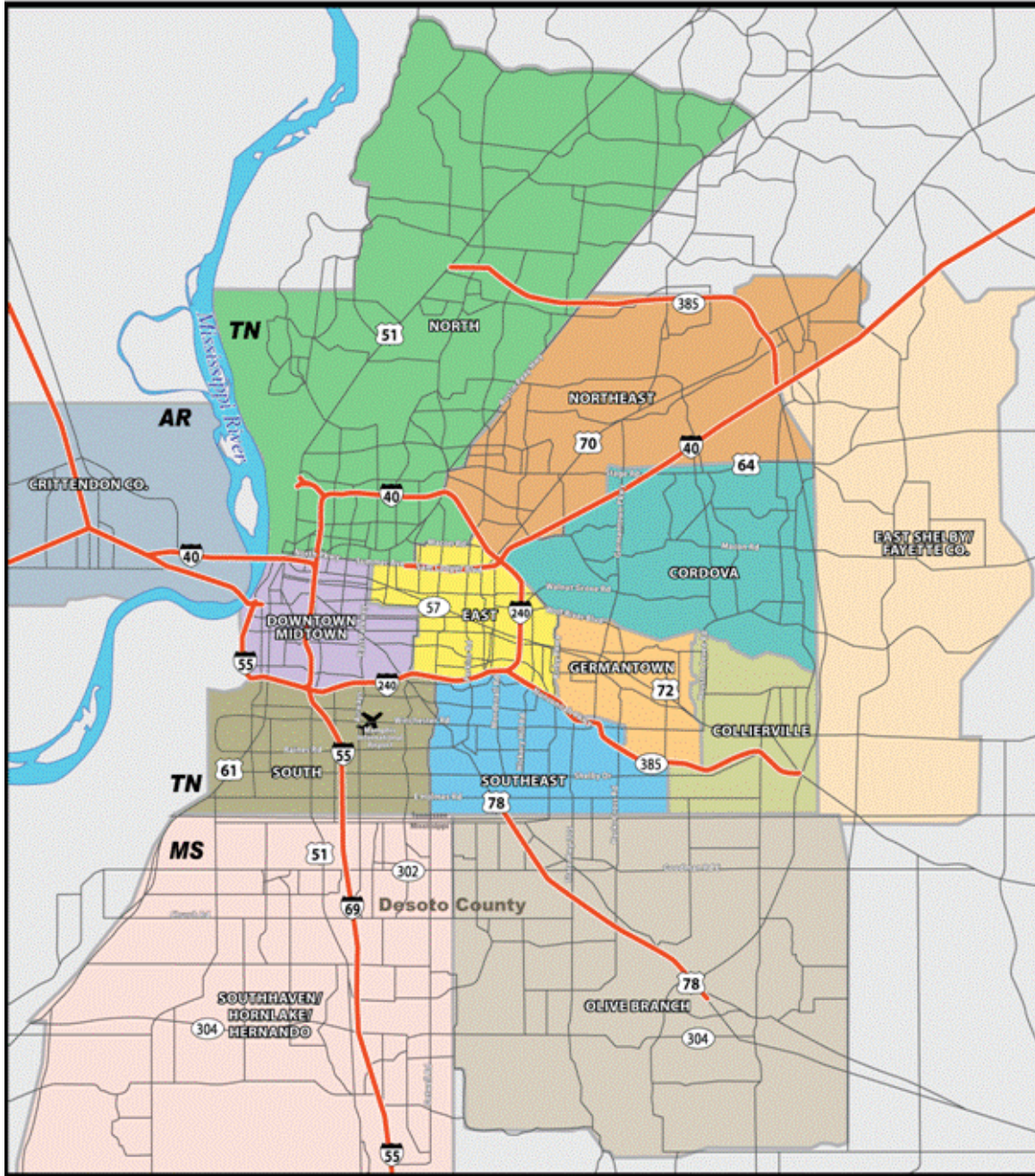
Available Space Historical Comparisons

Quarter	100K+	50-100K	25-50K
2013 Q1	5	22	28
2013 Q2	6	22	26
2013 Q3	7	20	24
2013 Q4	8	19	24
2014 Q1	7	22	22

Notable Transactions

Property Name	SF Leased or Sold	Company Name	Market	Type	Lease/Sale
The Commons at Dexter Lake	\$26,950,000	WNI/Tennessee LP	Cordova	Community Center	Sale
1460 Union Ave	\$3,900,000	CPC Memphis Midtown LLC	Downtown/Midtown	Convenience/Strip Center	Sale
Cross Creek Shopping Center	42,296	Conn's	Southeast	Regional Center	Lease
Centennial Commons	41,000	LA Fitness	Southeast	Regional Center	BTS
Hwy-64 Lakeland	41,000	LA Fitness	Northeast	Regional Center	BTS
2145 Union Ave	28,398	The Fresh Market	Downtown/Midtown	Big Box	Lease
Millington Plaza	24,660	Dirt Cheap	North	Community Center	Lease
Centennial Commons	22,000	Marshall's	Southeast	Regional Center	BTS
6860 Summer Ave	12,600	Beauty Land	Northeast	Freestanding	Lease
126 Beale St	10,758	Hard Rock Cafe	Downtown/Midtown	Restaurant	Lease

Market



Terminology

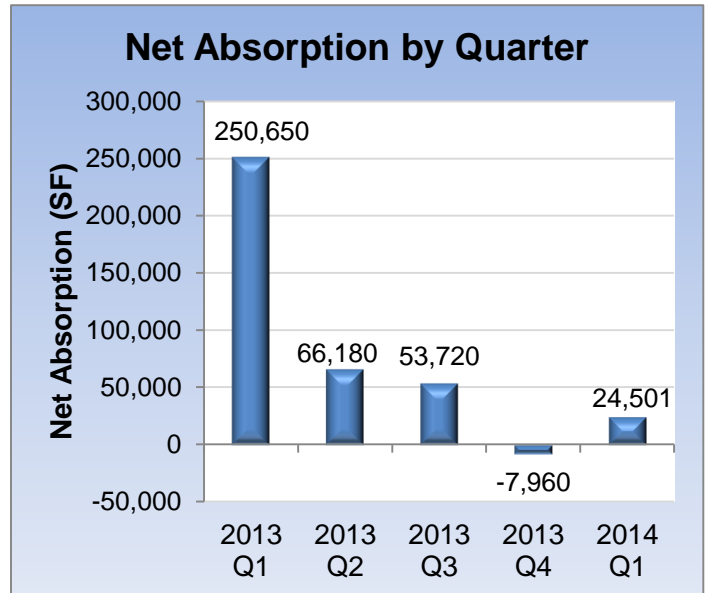
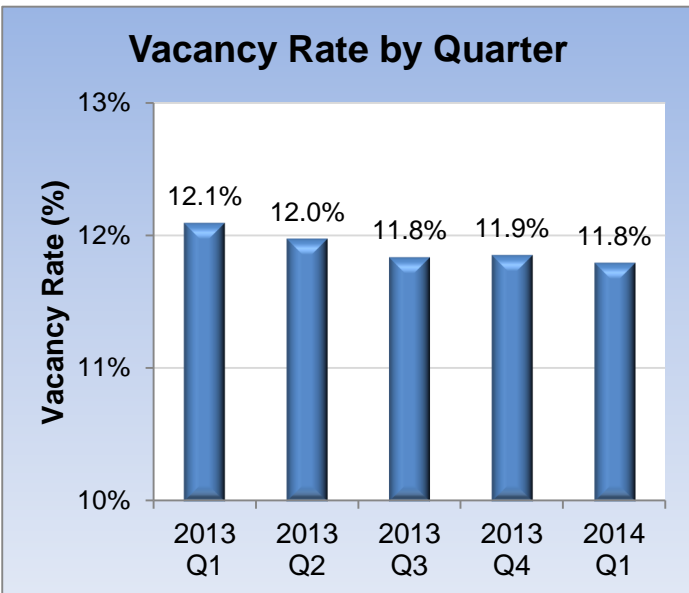
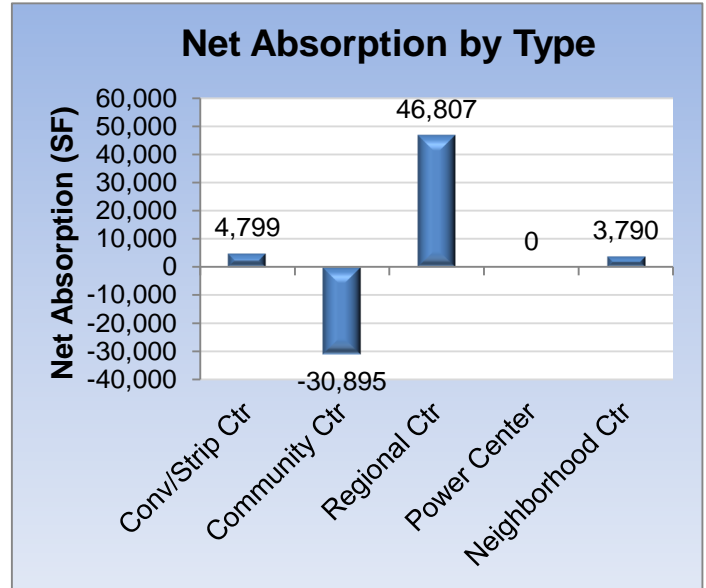
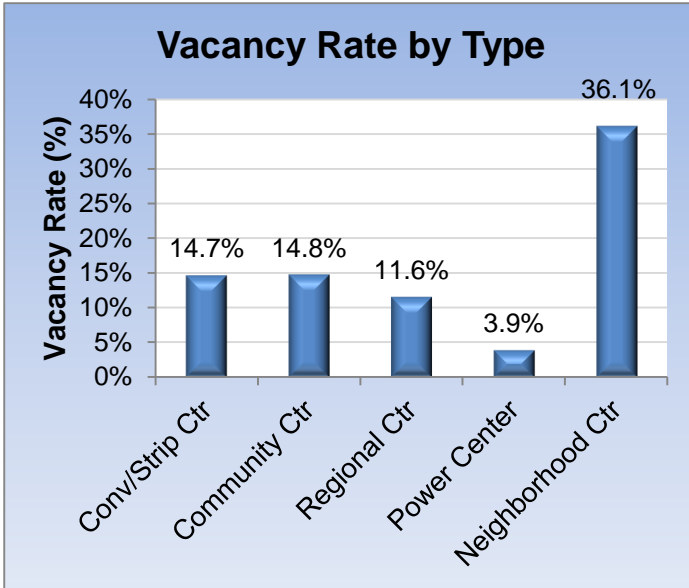
Total Building SF—All single & multi tenant retail buildings above 20,000 SF excluding medical, government and owner occupied

Available SF—Space currently being marketed for lease or sublease

Vacant SF—Space currently unoccupied in the market for lease either directly with the landlord or via a sublease

Net Absorption—Net change in physically occupied space between the current quarter and the previous quarter (direct

Vacancy & Absorption Trends



This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

For additional information about this report, to purchase reports in additional markets to discuss membership in Xceligent please contact

Liza Creech 901.481.9198 or lcreech@xceligent.com.

