

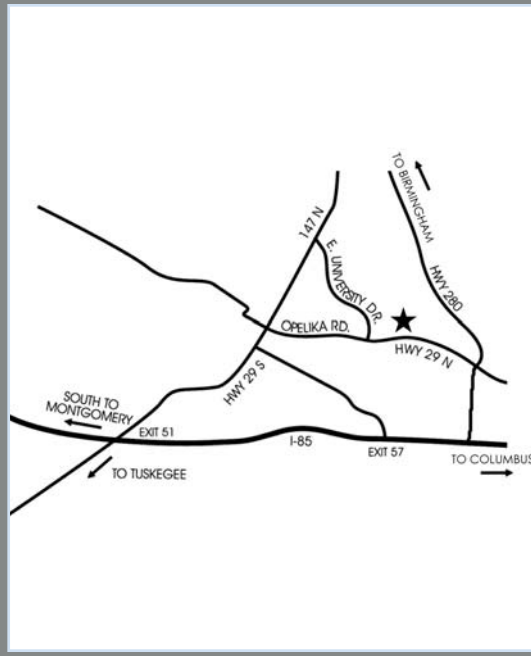
COLONIAL UNIVERSITY VILLAGE

Opelika Rd. (Hwy 29) and E. University Dr. Auburn, AL

TEL 614 481 8205 FAX 614 481 8213

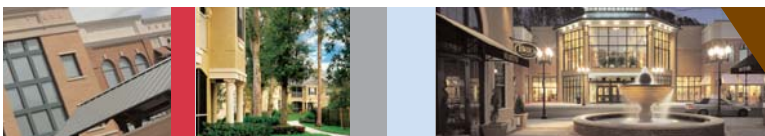


LOCATION MAP



MALL AT A GLANCE

- * Conveniently located at the Corner of East University and Opelika Road, which offers the highest traffic volume within the entire MSA.
- * In 2004, completed a 160,000+ sf expansion and mall renovation, which included new and expanded Dillard's and JC Penney stores.
- * Offers 70+ specialty stores including Dillard's, JC Penney, Sears and our new anchor, Belk, which opened Fall, 2004. Other key tenants include American Eagle, Bath & Body, PacSun and Victoria's Secret.
- * Located in one of the fastest growing MSA's in Alabama with a 32 percent growth between 1990 and 2000.
- * Less than five miles from Auburn University, with a student enrollment of 23,000+ and a faculty staff of more than 5,000.
- * More than 50% of the primary trade area is comprised of adults age 18-34.

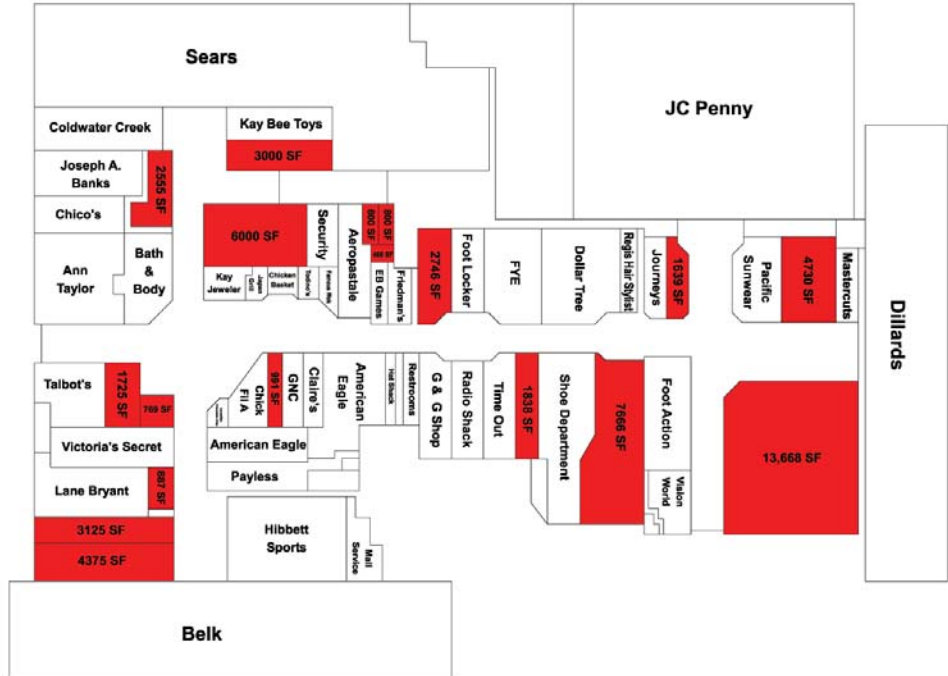


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LEASE PLAN



STATISTICS & DEMOGRAPHICS

PROPERTY DATA	
Opening Date	1973
Site	56.2 acres
Parking	3,048
Total Stores	74
LEASABLE AREA	
Total GLA	568,962 sq. ft.
Mall Shops	70
Anchors (Total)	348,491 sq. ft.
Dillard's	124,707 sq. ft.
Sears	73,236 sq. ft.
JC Penney	57,260 sq. ft.
Belk	93,288 sq. ft.
TRADE AREA	
	10 miles
Population	85,328
Average Household Income	\$62,680
Average Age	33.2

COLONIAL
PROPERTIES TRUST
WHERE YOU LIVE, WORK & SHOP

2101 6th Avenue North Suite 750
Birmingham, Alabama 35202-1687

P.O. Box 11687

TEL 205 250 8700 FAX 205 250 8890

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