



Flatwoods Factory Outlet Stores

Mountain Lakes Region, WV

Statistics

Location:	<i>Interstate 79, Flatwoods Exit 67, Mountain Lakes Region, WV</i>
Type:	<i>Lifestyle/Outlet Center</i>
Site Size:	<i>102,000 sq. ft.</i>
Year Built:	<i>1996, 1999, 2004</i>
Tenants Include:	<i>Tommy Hilfiger; Factory Brand Shoes</i>
Traffic Counts:	<i>34,000 per day</i>

Market Demographics

	<i>100 miles</i>	<i>150 miles</i>
2009 Population	2,186,155	8,374,607
2009 Households	899,677	3,403,078
Avg. HH Income	\$37,611	\$43,834

Leasing Opportunity

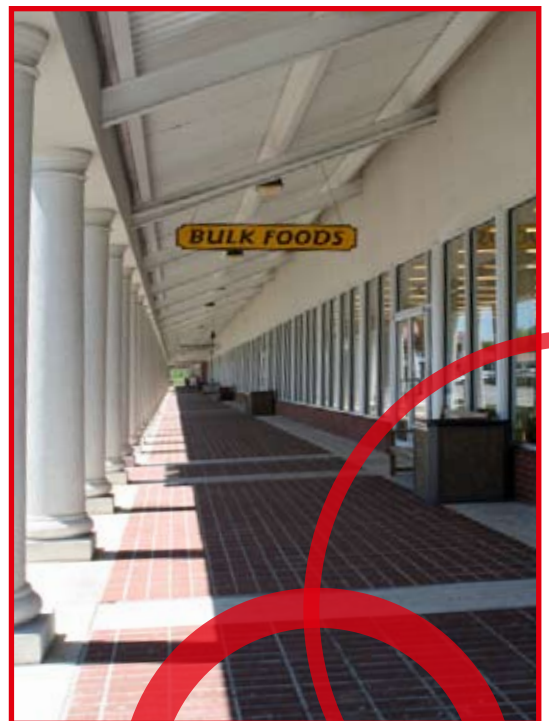
- Flatwoods Factory Outlet Stores is a 102,000 square foot lifestyle/outlet center that attracts tourists from the entire East Coast, including visitors from Canada.
- Flatwoods is centrally located in the heart of West Virginia. Interstate 79 funnels traffic from not only all of West Virginia itself, but states across the entire East Coast and Canada.
- Flatwoods boasts the highly-acclaimed Days Hotel, which attracts businesses to its conference center. Also located off of Interstate 79, Exit 67, is the Mountain Lakes Amphitheater. This amphitheater brings in national level talent during the season greatly adding to the weekend foot traffic at the center.
- The Flatwoods Factory Outlet Stores are a single-family operated and owned business. The outlet stores have no charge for display on sidewalk space, low vacancy rates, and low labor and lease rates. Tenants are permitted up to two free tent sales per year.
- Flatwoods Factory Outlet Stores are the only dedicated outlet-style shopping center within the state. Tenants include Black & Decker, CorningWare, and unique locally West Virginia manufactured products, such as Fiestaware.

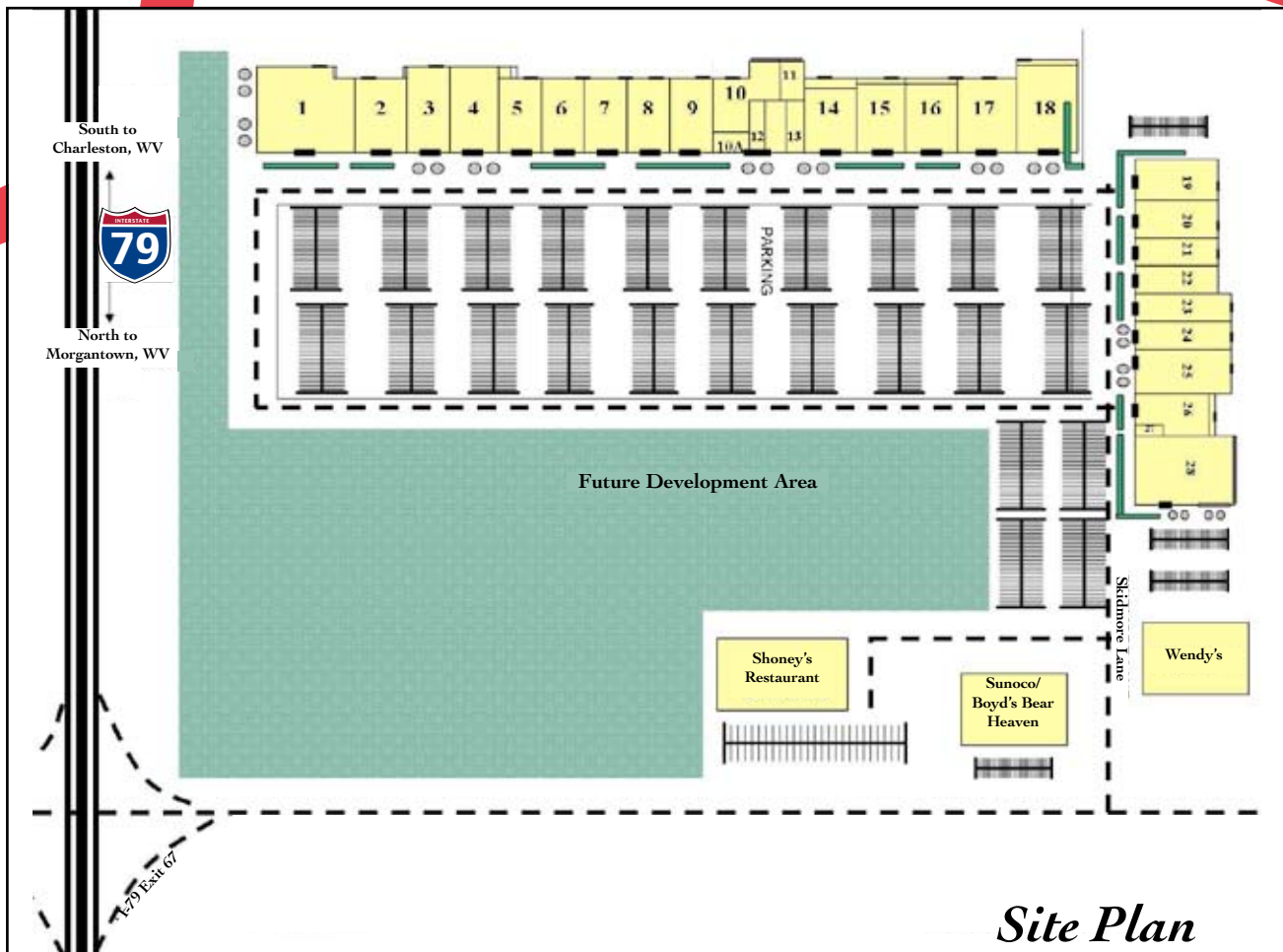


Development Plan

Flatwoods Factory Outlet Stores

Mountain Lakes Region, WV



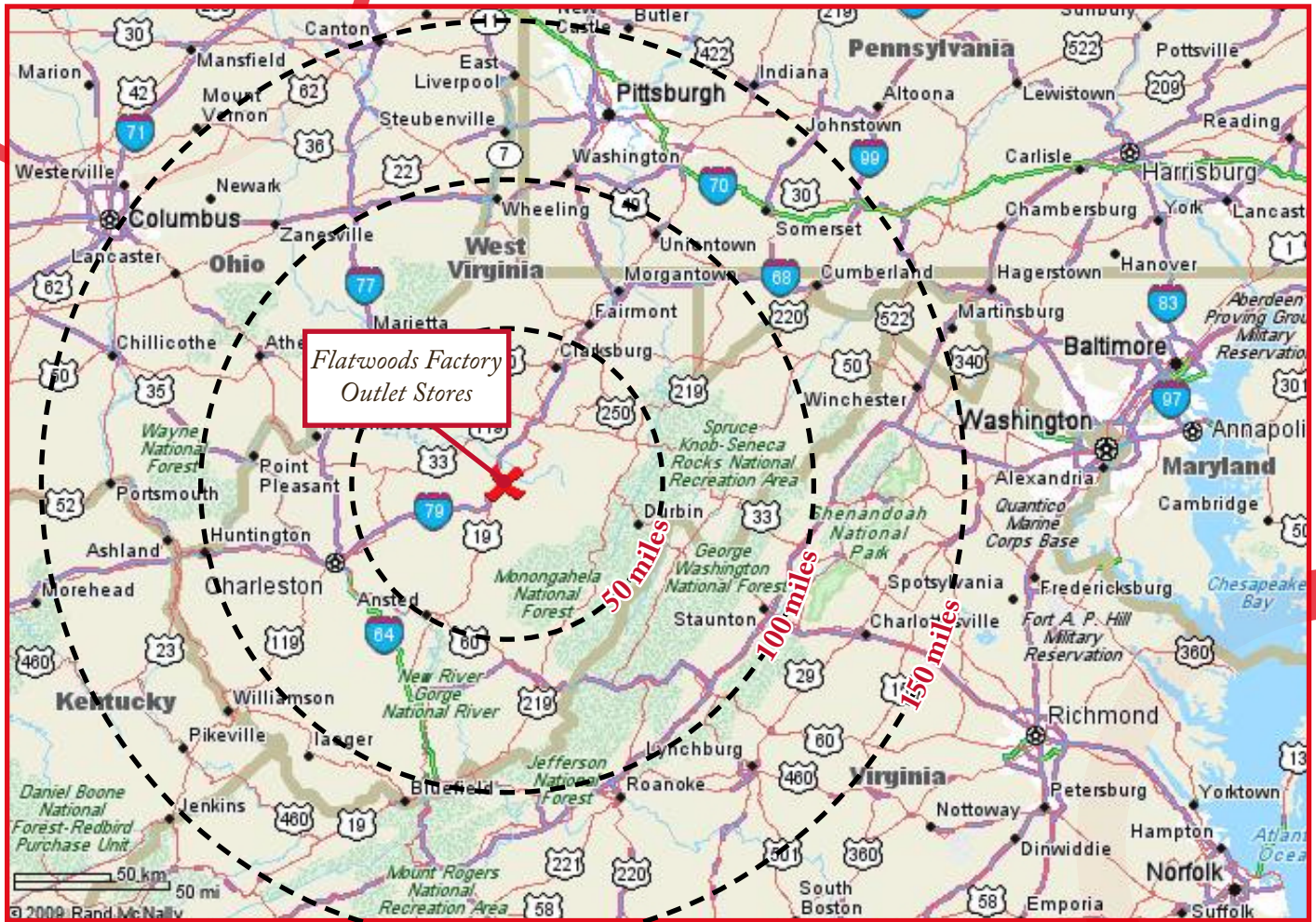


Site Plan

	Tenant	Total Sq. Feet		Tenant	Sq. Feet
			14	American Country Collection	3360
1	WV Dept. of Motor Vehicles	6720	15	Paper Factory	3612
2	Corning Revere	4620	16	Available	3066
3	Tommy Hilfiger	3634	17	Leggs/Hanes/Bali	5600
4	Fenton Glass	4444	18	Factory Brand Shoes	5100
5	Jerry's Sporting Goods (A)	2520	19	VA Medical Center	2440
6	Jerry's Sporting Goods (B)	2688	20	Nanny's Primitives	1475
7	Braxton CVB	2688	21	Hawkins Leather	1464
8	Book Cellar	3360	22	Bon Worth	1800
9	Black & Decker	4000	23	Available	3200
10	China Buffet	3000	24	Rue 21	3360
10A	Lost Road Candles	400	25	Dress Barn	8700
11	N/A	1000	26	Everything Fiesta	4929
12	<i>Restrooms</i>	—	27	<i>Restrooms</i>	—
13	<i>Restrooms</i>	—	28	Amish Farms, Bulk Foods	12000

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Market Overview

- Flatwoods Factory Outlet Stores has a draw area of 100+ mi. radius. Most West Virginians travel 50-100 miles for shopping and recreation. Flatwoods is one hour north of West Virginia's capital, Charleston. It is also one hour south of the Clarksburg/Morgantown metro area.
- Flatwoods Factory Outlet Stores' revenue exceeded \$16 million last year – 80% from out-of-town shoppers.
- The outlet stores are easily visible and conveniently located off of Interstate 79, Flatwoods Exit 67. Exit 67 offers an abundance of fast food restaurants within a short distance from Flatwoods Factory Outlet Stores, including McDonald's, Wendy's, Subway, KFC/Taco Bell.
- Flatwoods is located in West Virginia's Mountain Lakes Region. The Region offers five recreational lakes within a 30 mile radius of the center. The center is located one hour from the New River Gorge Bridge. The entire area continues to be discovered as an accessible outdoor recreation destination for the entire east coast of the United States.

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