

WHITE FLINT SECTOR PLAN

Round Table Discussion:

Part 5 Retail

October 8, 2007









RETAIL STUDY

Some Types of Shopping Centers Being Developed Today

- Corner Store – 7-Eleven
- Convenience Shops - owner occupied
- Neighborhood Center - grocery store anchor
- Community Center/Power Center- Jr. anchors
- Regional Center- fashion mall department store anchors
- Lifestyle Center – quality of shopping experience no anchor

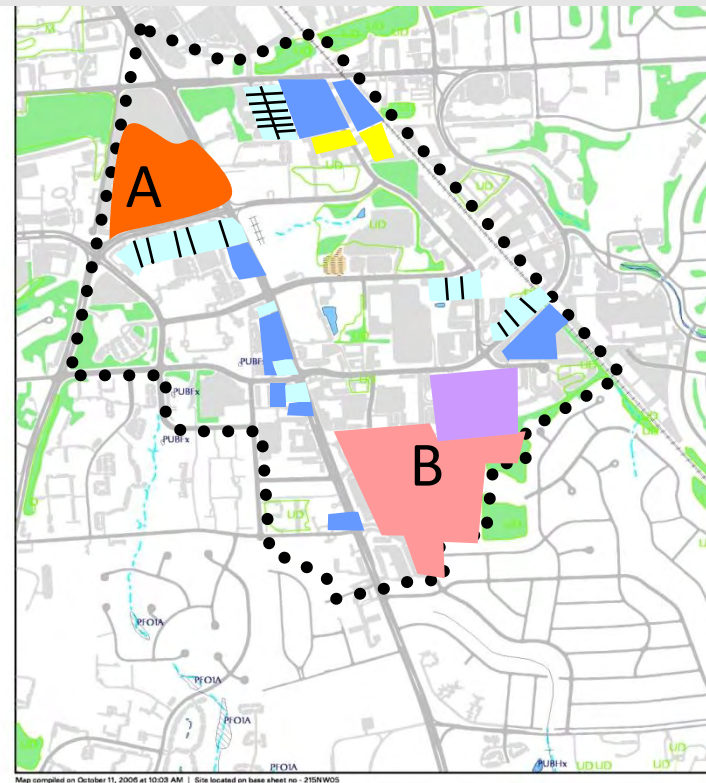
RETAIL STUDY

-  Regional Center
-  Community Center
-  Neighborhood Center
-  Convenience Retail
-  Single Lot Single Use
-  Hidden

A Mid Pike Plaza,
20 acres, 332,000 GFA

B White Flint Mall
43 acres, 0.767 M GFA

Retail Analysis



RETAIL STUDY REVEALS:

- Demand for
 - Local
 - Big box
 - Moderate mainstream (Kohl's, Penney's).
- By 2011, Trade Area can add:
 - 6 'neighborhood centers' with grocery stores
 - 100 corner stores
 - 2 community centers

RETAIL STUDY

- Montrose Parkway increase trade area & demand
- Conversion of one regional mall is likely
- One big 'Life Style Center' spanning the Pike is difficult but achievable.

DESIGN STUDIES IN PROGRESS

