

**Retail Summary - Florida Major Metros**

Last Updated: 2/2/2009

Last Visited:

	Sep-08	Oct-08	Nov-08	Dec-08	Dec-08	Feb-08	Apr-08			
	Palm Beach	Broward	Dade	Tri-County	Pasco/Pinellas	Hillsborough	Tampa	Orlando	Jacksonville	Grand Total
<b>All Projects</b>	ALL PROJECTS	ALL PROJECTS	ALL PROJECTS	ALL PROJECTS	ALL PROJECTS	ALL PROJECTS	ALL PROJECTS	ALL PROJECTS	ALL PROJECTS	ALL PROJECTS
Number of Centers	257	331	317	905	222	211	433	351	210	1,899
Total GLA	33.9 M SF	43.7 M SF	39.6 M SF	117.2 M SF	26.6 M SF	27.7 M SF	54.3 M SF	49.2 M SF	28.9 M SF	249.6 M SF
Anchor Area	(60%) 20.3 M SF	(62%) 27.1 M SF	(62%) 24.5 M SF	(61%) 71.9 M SF	(73%) 19.4 M SF	(69%) 19.2 M SF	(71%) 38.6 M SF	(70%) 34.4 M SF	(70%) 20.2 M SF	(66%) 165.1 M SF
Total Vacancy	(10.3%) 3.5 M SF	(10.1%) 4.4 M SF	(5.8%) 2.3 M SF	(8.7%) 10.2 M SF	(10.5%) 2.8 M SF	(8.7%) 2.4 M SF	(9.6%) 5.2 M SF	(8.9%) 4.4 M SF	(9.7%) 2.8 M SF	(9.1%) 22.6 M SF
12-mo Vacancy Δ	(+1.5%) 3.5 M SF	(+2.0%) 1.0 M SF	(0%) 0.0 M SF	(+1.1%) 4.5 M SF	(+2.2%) 0.6 M SF	(+1.1%) 0.4 M SF	(+1.6%) 1.0 SF	(+0.8%) 0.7 SF	(+2.3%) 0.8 SF	(+2.6%) 7.0 SF
Non-Anchor Vacancy	(6.5%) 2.2 M SF	(5.9%) 2.6 M SF	(4.1%) 1.6 M SF	(5.5%) 6.4 M SF	(4.5%) 1.2 M SF	(5.1%) 1.4 M SF	(4.8%) 2.6 M SF	(4.1%) 2.0 M SF	(4.8%) 1.4 M SF	(5.0%) 12.4 M SF
Absorption	0.4 M SF	0.9 M SF	1.6 M SF	2.9 M SF	(0.5) M SF	0.9 M SF	0.4 M SF	1.8 M SF	0.9 M SF	6.0 M SF
Retail per Person	26 SF/p	24 SF/p	17 SF/p	21 SF/p	19 SF/p	23 SF/p	21 SF/p	29 SF/p	26 SF/p	23 SF/p
Population	1.3 M	1.8 M	2.4 M	5.5 M	1.4 M	1.2 M	2.6 M	1.7 M	1.1 M	10.9 M
Population Growth	20,000 Yrly	20,000 Yrly	25,000 Yrly	65,000 Yrly	10,000 Yrly	25,000 Yrly	35,000 Yrly	45,000 Yrly	20,000 Yrly	165,000 Yrly
<b>New Openings</b>										
Total GLA	(7) 1.0 M SF	(14) 1.8 M SF	(14) 1.6 M SF	(35) 4.4 M SF	(2) 0.1 M SF	(1) 1.4 M SF	(3) 1.5 M SF	(14) 2.0 M SF	(10) 1.7 M SF	(62) 9.6 M SF
Anchor Area	(85%) 0.9 M SF	(59%) 1.1 M SF	(65%) 1.0 M SF	(68%) 3.0 M SF	(87%) 0.1 M SF	(43%) 0.6 M SF	(47%) 0.7 M SF	(83%) 1.8 M SF	(48%) 0.8 M SF	(66%) 6.3 M SF
Occupancy Rate	83%	86%	78%	82%	93%	84%	89%	91%	86%	87%
<b>U/C &amp; Proposed</b>										
Under Construction	(7) 1.0 M SF	(3) 0.9 M SF	(3) 1.1 M SF	(13) 3.0 M SF	(2) 0.2 M SF	(2) 0.2 M SF	(4) 0.2 M SF	(16) 2.4 M SF	(4) 0.6 M SF	(37) 6.2 M SF
Proposed	(1) 0.1 M SF	(1) 0.3 M SF	(9) 1.5 M SF	(11) 1.9 M SF	(0) 0.0 M SF	(0) 0.0 M SF	(0) 0.0 M SF	(18) 2.7 M SF	(4) 0.9 M SF	(33) 5.5 M SF
<b>Openings</b>										
2007	(7) 1.1 M SF	(7) 1.1 M SF	(9) 1.6 M SF	(23) 3.8 M SF	(5) 0.6 M SF	(9) 1.3 M SF	(14) 1.9 M SF	(11) 2.6 M SF	(4) 0.8 M SF	(52) 9.1 M SF
2008	(7) 1.0 M SF	(12) 2.0 M SF	(13) 1.7 M SF	(32) 4.7 M SF	(2) 0.2 M SF	(2) 1.3 M SF	(4) 0.2 M SF	(15) 1.9 M SF	(4) 1.6 M SF	(55) 8.4 M SF
2009	(4) 0.6 M SF	(3) 0.7 M SF	(5) 1.1 M SF	(12) 2.4 M SF	(2) 0.2 M SF	(2) 0.2 M SF	(4) 0.4 M SF	(5) 0.4 M SF	(4) 0.7 M SF	(37) 3.9 M SF
<b>Rent</b>										
U/C & Proposed	\$37	\$38	\$37	\$37	\$34	Unavailable	\$34	\$34	\$25	\$33
<b>Publix</b>										
	Palm Beach	Broward	Dade	Tri-County	Pasco/Pinellas	Hillsborough	Tampa	Orlando	Jacksonville	Grand Total
	PUBLIX	PUBLIX	PUBLIX	PUBLIX	PUBLIX	PUBLIX	PUBLIX	PUBLIX	PUBLIX	PUBLIX
Number of Centers	67	79	64	210	54	40	94	65	36	405
Total GLA	8.7 M SF	10.2 M SF	7.3 M SF	26.2 M SF	6.5 M SF	4.8 M SF	11.3 M SF	6.7 M SF	6.3 M SF	50.5 M SF
Anchor Area	(55%) 4.8 M SF	(59%) 6.0 M SF	(63%) 4.6 M SF	(59%) 15.4 M SF	(70%) 4.5 M SF	(65%) 3.1 M SF	(67%) 7.6 M SF	(63%) 4.2 M SF	(66%) 4.2 M SF	(62%) 31.4 M SF
Total Vacancy	(8.0%) 0.7 M SF	(6.9%) 0.7 M SF	(4.1%) 0.3 M SF	(6.5%) 1.7 M SF	(7.7%) 0.5 M SF	(8.3%) 0.4 M SF	(8.0%) 0.9 M SF	(7.5%) 0.5 M SF	(6.3%) 0.4 M SF	(6.9%) 3.5 M SF
12-mo Vacancy Δ	(+2.2%) 0.2 M SF	(+1.9%) 0.2 M SF	(1.4%) (0.1) M SF	(+1.1%) 0.3 M SF	(+1.6%) 0.1 M SF	(+4.0%) 0.2 M SF	(+2.6%) 0.3 M SF	(+3.0%) 0.2 SF	(+3.0%) 0.1 M SF	(+1.7%) 0.9 M SF
Absorption	0.0 M SF	0.0 M SF	0.2 M SF	0.2 M SF	(0.1) M SF	(0.1) M SF	(0.2) M SF	0.4 M SF	0.4 M SF	0.8 M SF
Average Base Rent	\$27 PSF	\$27 PSF	\$32	\$29 PSF	\$21 PSF	\$24 PSF	\$23 PSF	\$25 PSF	\$21 PSF	\$24 PSF
<b>New Openings</b>										
Total GLA	(1) 0.2 M SF	(2) 0.2 M SF	(0) 0.1 M SF	(3) 0.5 M SF	(1) 0.0 M SF	(2) 0.2 M SF	(3) 0.2 SF	(1) 0.1 SF	(1) 0.1 M SF	(8) 0.9 M SF
Anchor Area	(46%) 0.1 M SF	(52%) 0.1 M SF	(66%) 0.1 M SF	(60%) 0.3 M SF	(90%) 0.0 M SF	(56%) 0.1 M SF	(73%) 0.1 SF	(78%) 0.1 SF	(78%) 0.1 M SF	(66%) 0.6 M SF
<b>U/C &amp; Proposed</b>										
	(2) 0.2 M SF	(0) 0.0 M SF	(1) 0.2 M SF	(3) 0.4 M SF	(1) 0.0 M SF	(0) 0.0 M SF	(1) 0.0 SF	(4) 0.3 SF	(2) 0.1 M SF	(10) 0.8 M SF
<b>Openings</b>										
2007	(1) 0.2 M SF	(2) 0.1 M SF	(1) 0.1 M SF	(4) 0.4 M SF	(0) 0.0 M SF	(0) 0.0 M SF	(0) 0.0 SF	(1) 0.1 SF	(1) 0.1 M SF	(6) 0.6 M SF
2008	(2) 0.2 M SF	(2) 0.2 M SF	(0) 0.1 M SF	(4) 0.5 M SF	(1) 0.0 M SF	(2) 0.2 M SF	(3) 0.2 SF	(5) 0.4 SF	(1) 0.1 M SF	(13) 1.2 M SF
2009	(1) 0.2 M SF	(0) 0.0 M SF	(1) 0.4 M SF	(2) 0.6 M SF	(1) 0.0 M SF	(0) 0.0 M SF	(1) 0.0 SF	(0) 0.0 SF	(1) 0.0 M SF	(4) 0.6 M SF

Number of project openings are actual number of new centers. SF opened include SF for new projects and SF for additions such as phase openings.