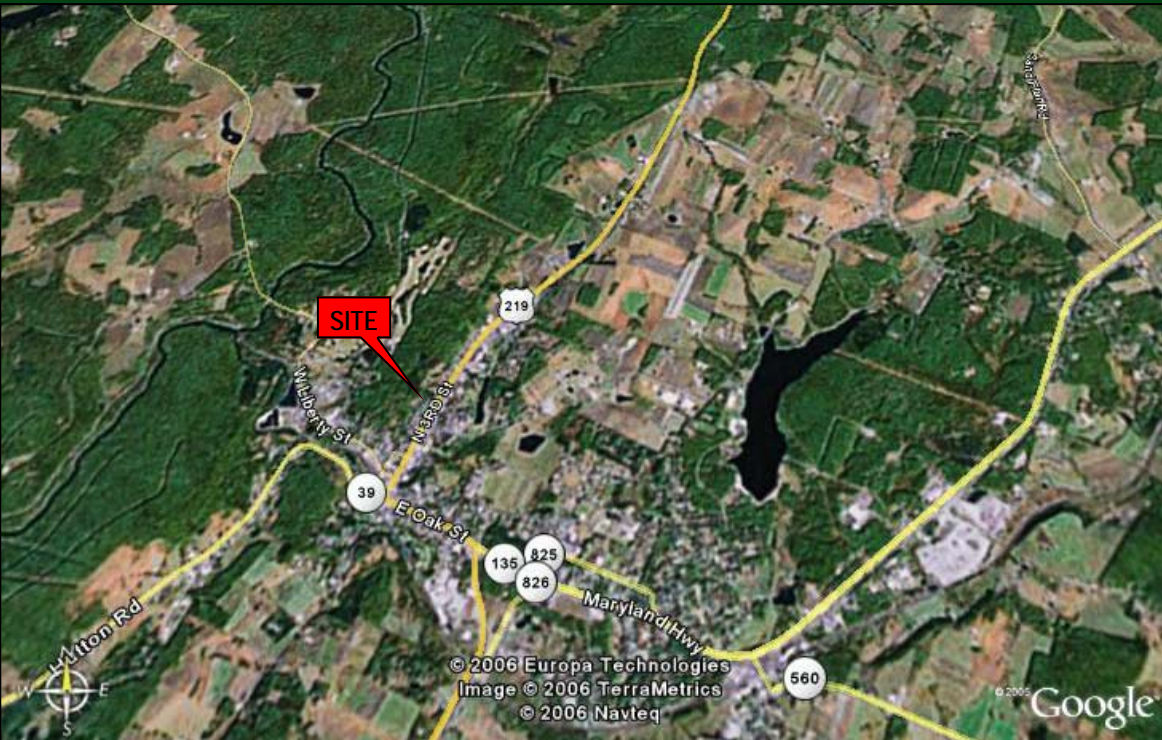


Planned Retail Development

OAKLAND COMMONS

Route 219, Oakland, Maryland 21550



Lowe's Home Center
Anchored Site

Retail
Pad Sites
Available for
Groundlease

Retail
In-line and Endcaps
Available for
Lease

Oakland Commons is a planned 364,000 SF GLA power center site located at the intersection of Route 219 and the planned Oakland By-Pass in the City of Oakland, the Garrett County seat. The site sits directly across Route 219 from the Oakland Super Wal-Mart, perhaps the most visited retailing destination in the 40 mile radius which includes Garrett County, Maryland; Preston County, West Virginia; Mineral County, Virginia; and Somerset County, Pennsylvania. The affluent Deep Creek Lake resort area lies 6 miles north of the site and its seasonal, high income customer base is not captured in the year-round demographics reported herein. The site lies 50 miles equidistant to Morgantown, West Virginia and LaVale/ Cumberland, Maryland. Phase I (150,000 SF GLA) of this planned development will include a Lowe's Home Center, several pad sites, and in-line shop space. Groundbreaking is estimated to be in First Quarter, 2007. Visibility and access to the more than 15,000 CPD on Route 219 are excellent.

Highlights

- Strong 40-mile regional, year-round customer base
- Affluent Deep Creek Lake seasonal population draw
- Lowe's Home Center co-tenancy
- "Main and Main" regional location
- Across from Oakland Super Wal-Mart
- Excellent visibility and access to Route 219

FOR LEASING INFORMATION, CONTACT:

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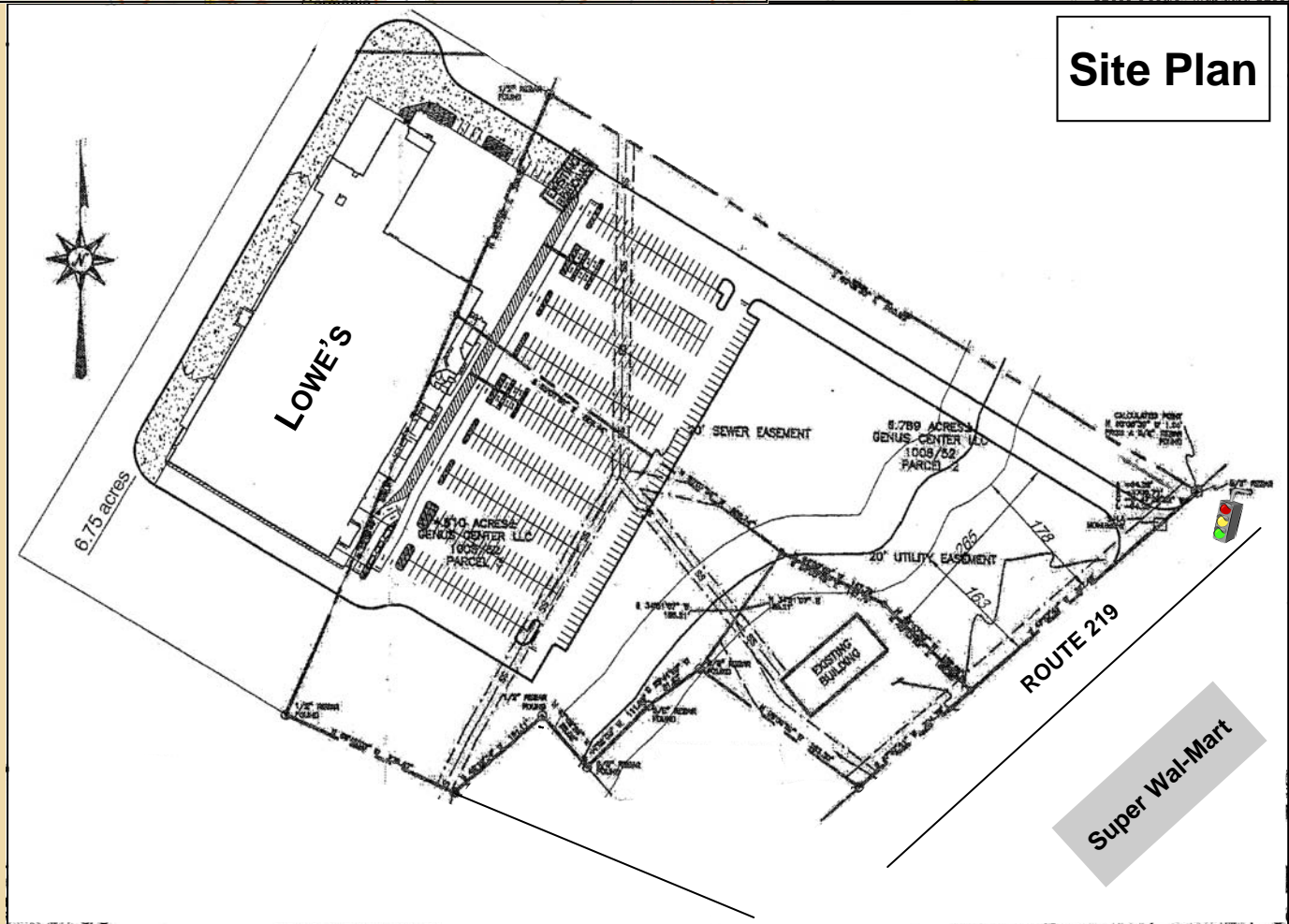
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The information contained herein was furnished to us by sources we deem to be reliable. However, no representations or warranties are made as to the accuracy of this information. This information is subject to correction or errors or omissions or withdrawal from the market without notice.

Planned Retail Development

Route 219, Oakland, Maryland 21550



2005 Demographics:

	<u>10 Mile</u>	<u>15 Mile</u>	<u>20 Mile</u>
Population	19,799	30,666	53,021
# of Households	8,146	12,392	21,188
Avg. HH Income	\$48,926	\$47,036	\$43,862
Annual Population Growth Rate Est.	1.4%	1.0%	0.7%



For leasing information contact:
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