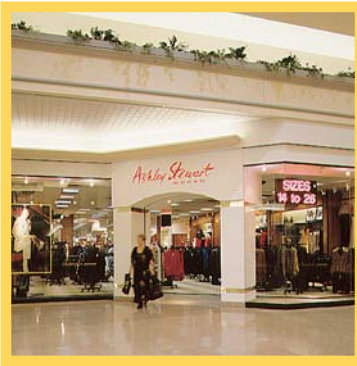


NORTHLAND CENTER



NORTHLAND CENTER

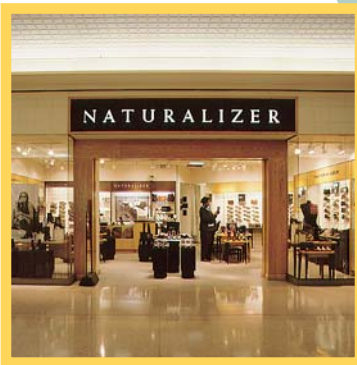
O PENED IN 1954, Northland Center was the country's first planned, open air shopping



center development. The Center served as a magnet for development of infrastructure and housing, and in 1958 the 26.6 square mile area of Southfield was incorporated as a city. Today, Southfield has 76,860 residents

and is a major business center for more than 8,300 businesses.

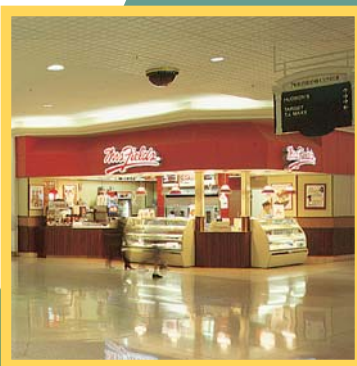
transportation network. Northland Center is located at the northwest quadrant of Eight Mile Road and Greenfield Road, and is two miles west of I-696, the region's prime east-west corridor running through the Detroit metropolitan area. The Property is situated in close proximity to the Southfield office market, which is comprised of an over 200,000 strong employment base.



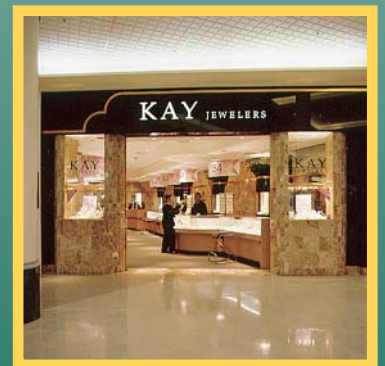
Northland Center is at the geographic center of metropolitan Detroit, located in the City of Southfield, Oakland County, in southeastern Michigan. Southfield is only 13 miles northwest of downtown

Detroit, the largest city in the state and the sixth largest city in the United States.

The regional economy has experienced strong employment growth over the past several years with a current labor force of more than two million people employed in private sector businesses. More importantly, Northland Center is in Oakland County, a growing and affluent area, with an average household income of \$75,291 in 1998, 35.3 percent higher than the already high Detroit MSA, which is 15.4 percent higher than the national average household income.



World renowned as the "Automobile Capital," Detroit is situated in the heart of the Great Lakes, an area that benefits greatly from an extensive and integrated



LEASING PLAN

SITE PLAN

DEMOGRAPHICS

NORTHLAND CENTER

RETAIL GROWTH & OPPORTUNITY

Northland Center is in an area that is growing and ranked as one of the top retail markets in the country in terms of total retail sales and number of households (in 1998, \$43.95 billion and 1.67 million, respectively).

From its prime accessibility, to its large population base and high average household income, Northland Center provides retailers with an ideal environment in which they can be successful.

Visit this exceptional regional mall and discover how your retail business can benefit from all that Northland Center has to offer.



For further information, please contact:

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NORTHLAND CENTER

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