



OVERVIEW

Project Size: 141,352 sq. ft.

Opened: 1996

Grand Rapids, Michigan is the state's fastest growing metro service area and second largest city. The city has grown along with Michigan's entire west coast, which has witnessed a population boom in response to the excellent employment opportunities provided by area companies. Grand Rapids is home to Meijer, Steelcase and Amway, which combine to employ nearly 28,000 people and contribute greatly to the city's ever expanding economy. Further, these companies lend support to Grand Rapids' diverse art and educational offerings. The City of Grand Rapids is truly Western Michigan's economic, educational and cultural hub.

Cascade Crossing is located in Cascade Township, an affluent southeastern suburb of Grand Rapids. Its location at Charlevoix and 28th Streets (Highway 11) puts it at the forefront of the region's most dominant retail corridor. The five mile radius immediately surrounding the shopping center boasts an average household income of almost eighty six thousand dollars (\$86,000) per year. The median income for the same area is just over fifty-five thousand dollars (\$55,000) per year, indicating the strong influence of high-level executive salaries on these statistics.

Cascade Crossing is home to a 123,592 square foot brick-faced Wal-Mart store, which, after opening in 1996, has benefited greatly from its prime location. Sited within ½ mile of Interstate 96, Wal-Mart enjoys the regional draw of such other major area retailers as The Home Depot, Circuit City, Meijer, Target, K-Mart, JC Penney, Sears and Hudson's, all of which have chosen nearby locations as their inroads into Grand Rapids' vibrant retail market.