

Within Your Reach
WESTSHORE MALL
New Stores, New Look

Lease Packet

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CENTER RENOVATION

The exterior and interior remodeling was finished the spring of 2008. Renovations included new main mall entrances with heated sidewalks, new monument signs, pylon sign with reader board and updated parking lot with mature trees and fresh landscaping.

Our new interior theme includes updated floor tiles, new court area columns with tile highlighting our “cascading building blocks” design, vibrant paint, and fresh updated seating areas.



MARKET ANALYSIS

Ottawa Count: Westshore Mall is located in Ottawa County, Michigan's fastest growing community

Population Growth: 3 times higher than the national average

Projected Growth: Trade area growth is more than twice the national average

Average Daily Traffic: 33,000 cars on US 31; 22,000 cars on James Street

Lakefront Homes: Prices range from \$750,000 to \$15,000,000

Golf Course: Michigan has the highest number of golf courses per capita than any other state, with 40 courses within 30 miles of the center

Employment Types: 49.5% White Collar - 50.7% Blue Collar

Lakeshore Tourists: 6 million each year

Fortune 500 / Major Employees: Herman Miller, Johnson Controls, Haworth, Corporation, Perrigo, Magna Donnelly Corporation, Bil-Mar Foods, and Heinz

Disposable Income: \$47,000

2008 HHI: \$67,267

2011 HHI: \$88,776

% HH \$75,000+: 28%

2008 Population: 263,728

College Educated: 50%

Median Age Total Population: 33

14 years of age and under: 21%

Tulip Time, named the "**Best Small town Festival in America**" by Readers Digest is Holland's Spring Celebration and the **Third Largest Festival in the Nation**.

Michigan's West Coast which consists of our trade area has over **6 million visitors** annually which is 1.5 times the amount of annual visitors to the Grand Cayman Island.

Midwest Living Magazine named the villages of Saugatuck & Douglas, which are 20 minutes south of Westshore Mall, as the "**Fifth Best Small-Town Getaway**" to visit in the Midwest.

Holland is 1 of West Michigan's Great "Beachtowns." 4 of the 9 "Beachtowns" are located in Westshore Mall's market area.

Money Magazine named Holland 1 of the top 5 "**Best Places to Retire**" in the United States.

PROPERTY PHOTOS

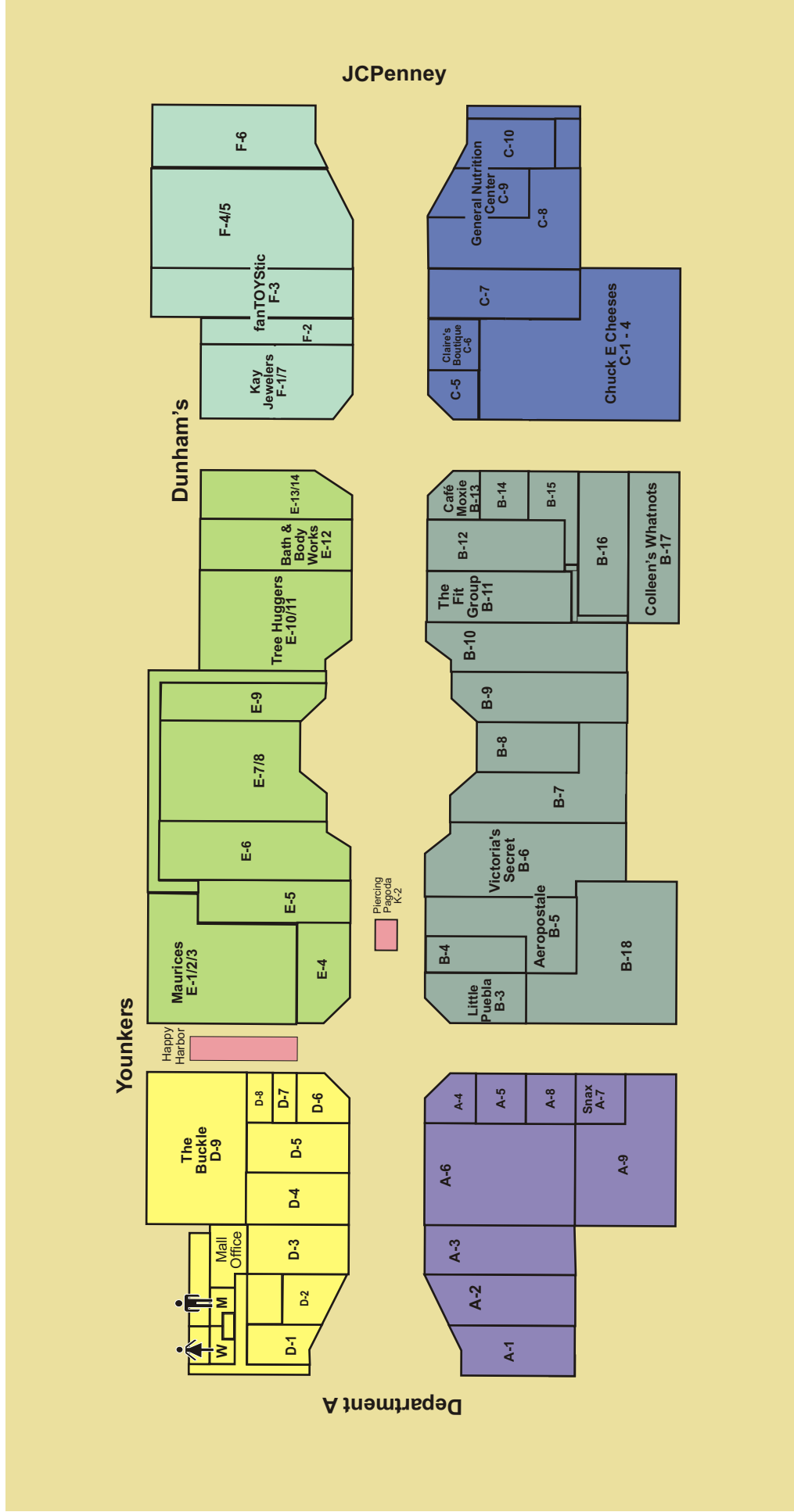
Westshore Mall is anchored by:

Younkers (75,237 sqft), Dunhman's Sports (40,755 sqft)
and JCPenney (51,399 sqft).

In-line national tenants include:



Tenant Layout



This site plan is only a general rendering and is not to be deemed to be a substitution for an actual field measurement or survey.