

the
SHOPS
AT DAKOTA CROSSING



90% LEASED

FINAL SPACES REMAINING

Strategically perched along the major New York Avenue/Route 50 thoroughfare, the Shops at Dakota Crossing benefits from easy access and excellent visibility to an average of 100,000+ vehicles per day. In addition to the commuters and visitors on New York Avenue, the Shops are also convenient to the residents of the adjacent Fort Lincoln neighborhood - one of the most vibrant and successful planned residential communities in the area.

PARKING RATIO

2,500 spaces at a ratio of 4.3 per 1,000

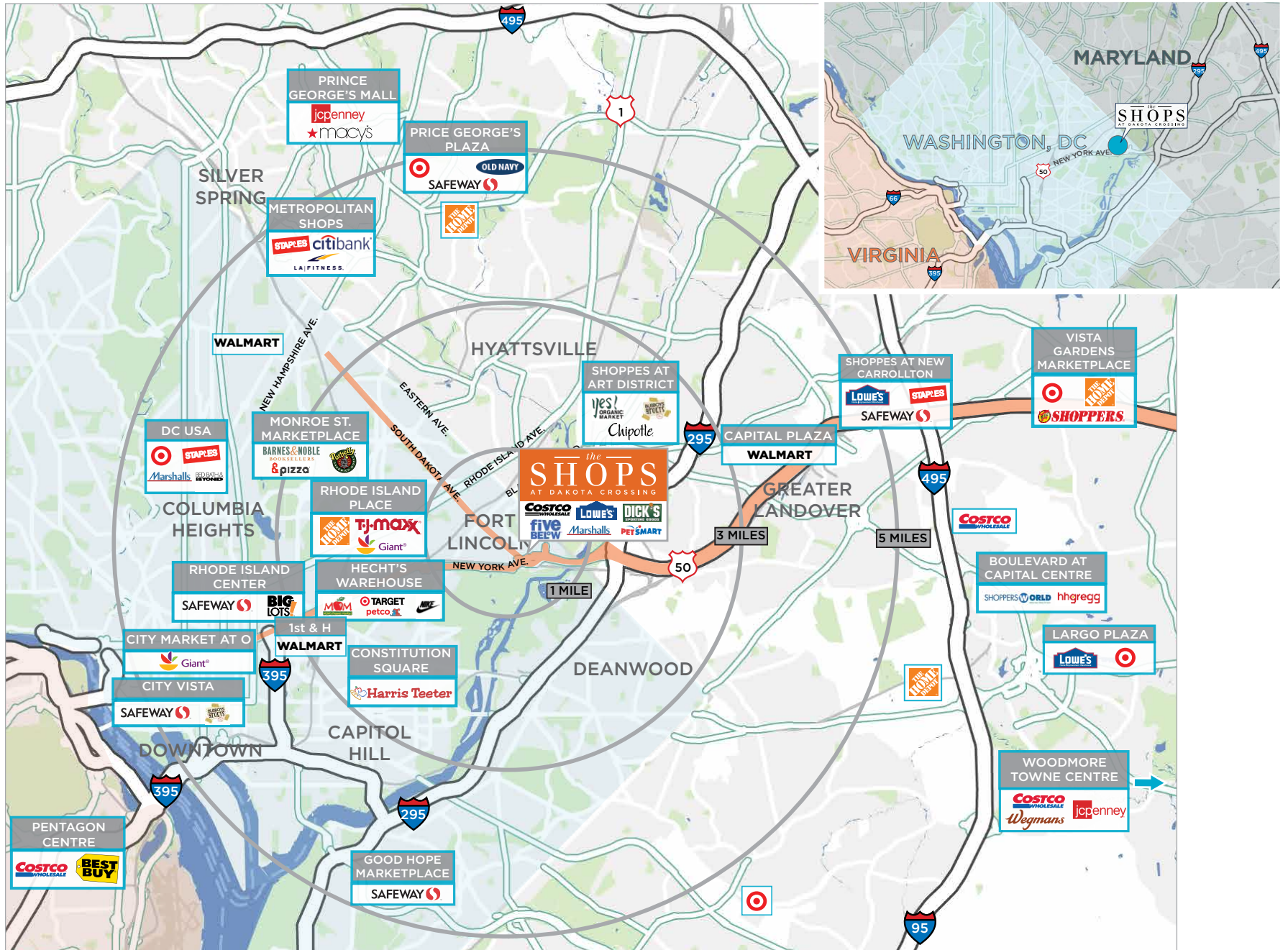
PROJECT SIZE

430,000 Square Feet





ANCHOR TENANTS

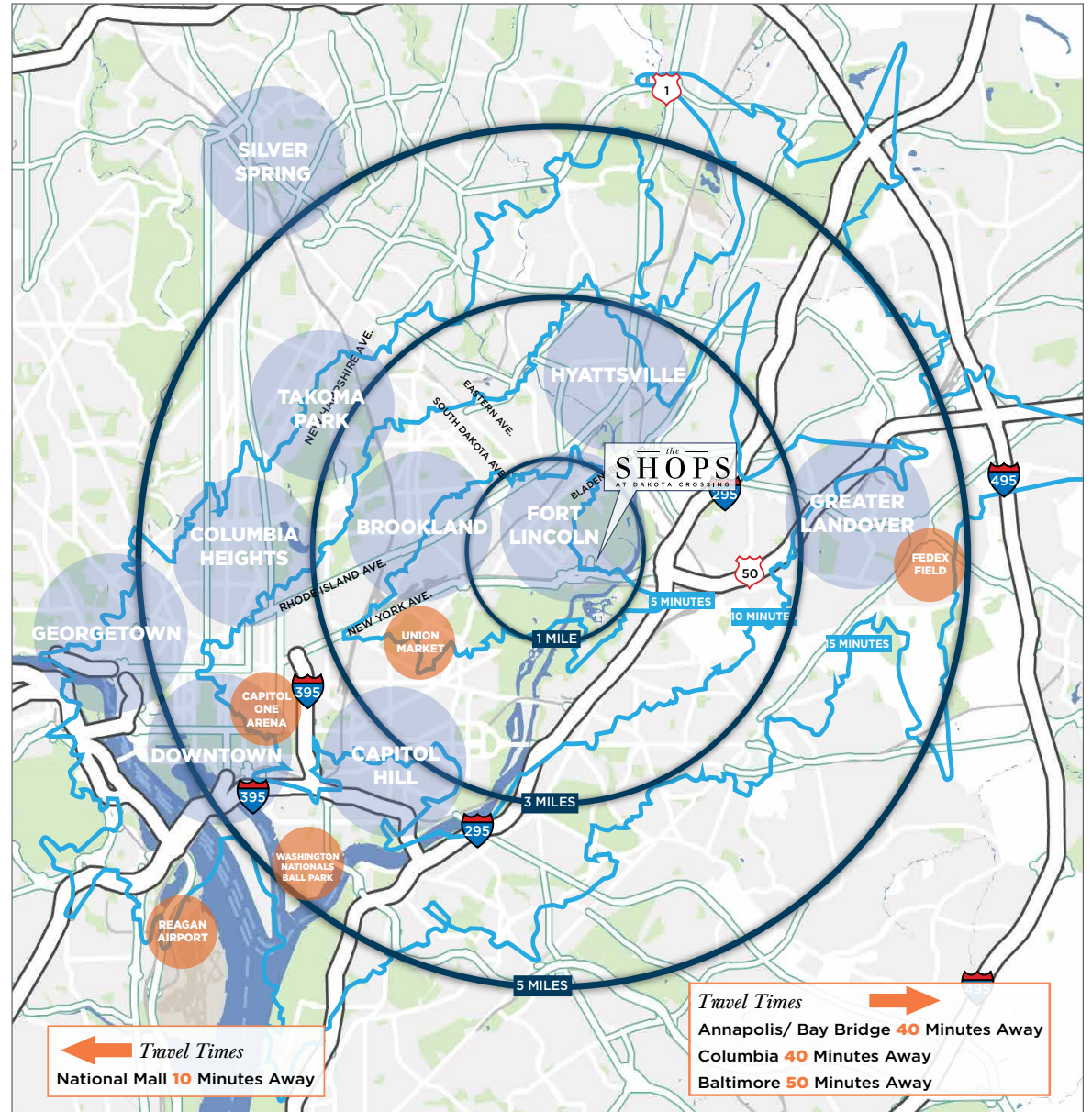


TRADE AREA



TRADE AREA DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS	 DAYTIME POPULATION
1 MILE	7,610	\$71,720	3,497	11,998
3 MILES	239,697	\$89,321	93,669	213,845
5 MILES	744,593	\$98,519	304,286	1,096,111
5 MIN. DRIVE TIME	514,504	\$99,097	212,324	682,237
10 MIN. DRIVE TIME	1,671,253	\$114,125	687,069	2,215,830
15 MIN. DRIVE TIME	2,696,902	\$122,382	1,079,486	3,126,732



MEET YOUR CUSTOMERS



City Strivers

Average Household Size: 2.78
 35.3
 Median Household Income: \$44,700

13%
10 MINUTE DRIVE

- Young foreign-born population
- Commute long distances to find work
- Bold purchasing decisions, seek out deals
- Primarily renters living in older, multi-unit structures
- Style and image are important

18.2%
WITHIN 3 MILE RADIUS



URBANICITY

The trade area is predominantly **affluent** and **urban**, with a smaller segment of low income urban residents. There are some suburban pockets containing a range of incomes.



City Lights

Average Household Size: 2.59
 39.3
 Median Household Income: \$69,200

11%
10 MINUTE DRIVE

- Singles, Married-couple families
- Blend of owners & renters
- Save for the future
- Belief in equal opportunity
- Attuned to nature & the environment

9%
WITHIN 3 MILE RADIUS



LIFESTAGES

The trade area has **more singles** - both young and elderly - **than families**. Most young people are high income, young professionals, whereas there are elderly residents of all income levels.



Laptops & Lattes

Average Household Size: 1.87
 37.4
 Median Household Income: \$112,200

1%
10 MINUTE DRIVE

- Support Environmental Groups
- Save for Retirement
- Stay connected via laptop, iPad, mobile phone
- Listen to classic rock, jazz, blues
- Take public transportation, walk, bike

11%
WITHIN 3 MILE RADIUS

FORT LINCOLN- DAKOTA CROSSING



the SHOPS
AT DAKOTA CROSSING

CITY HOMES AT FORT LINCOLN
Planned Development
50 Townhomes

THE RESERVES AT DAKOTA CROSSING
326 Total Units
236 Multi-family
90 Townhomes (SOLD OUT)
Sales Price: \$600,000+

VILLAGES AT DAKOTA CROSSING
322 Townhomes
SOLD OUT
Average Sales Price:
Upper \$400,000 - Mid \$600,000

TOWNHOMES/ CONDOS
209 Units
SOLD OUT
Average Sale Price:
\$460,000

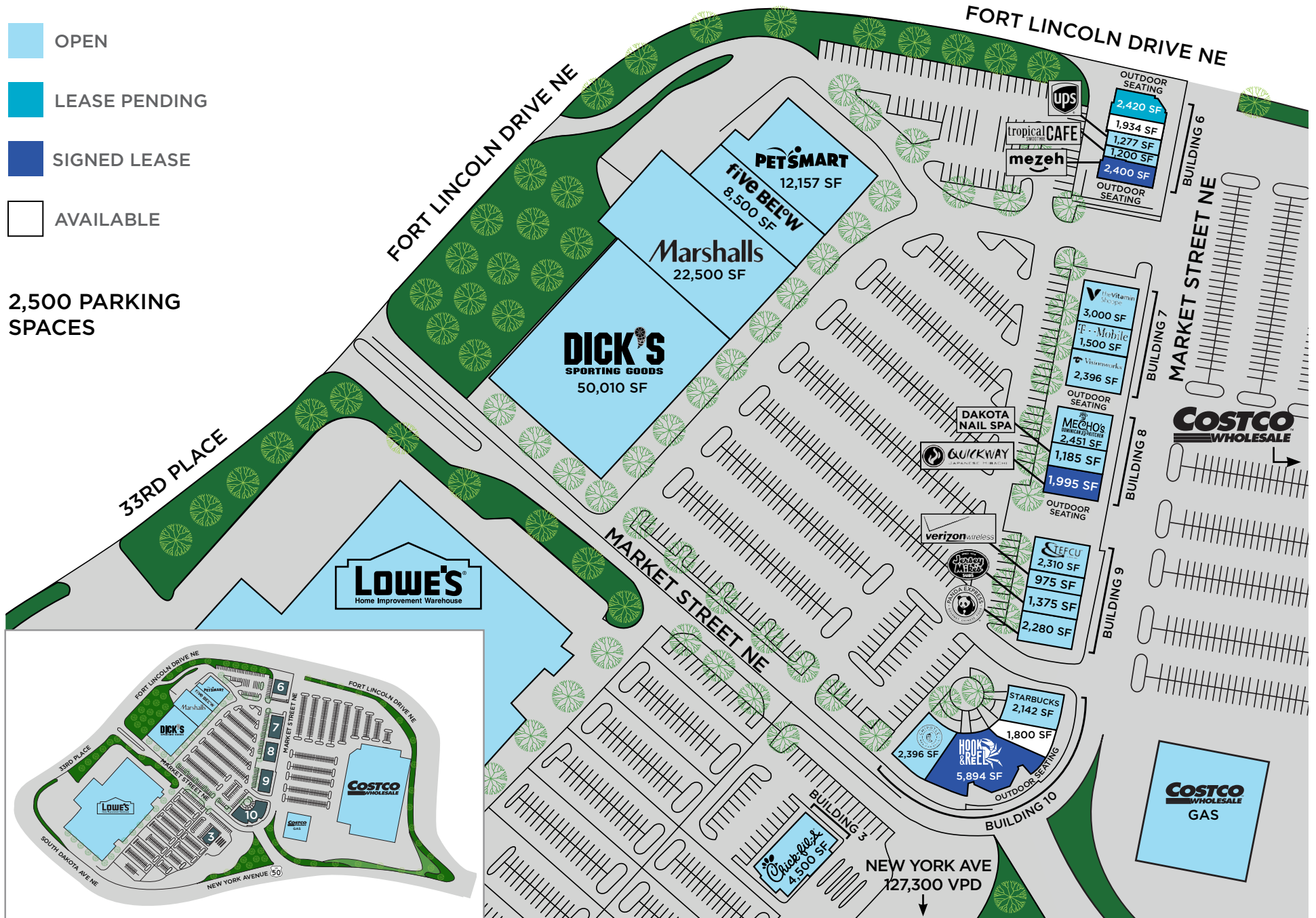
BANNEKER RIDGE
49 Units
Sales Price: \$639,990
-\$950,000s
SOLD OUT

WESLEY HOUSE SENIOR LIVING
120 Senior Living Units

RETAIL OPPORTUNITIES

- OPEN
- LEASE PENDING
- SIGNED LEASE
- AVAILABLE

2,500 PARKING SPACES



SMALL SHOP BUILDINGS

AVAILABLE SPACES

BUILDING 6

1,934 SF AVAILABLE



BUILDING 10

1,800 SF AVAILABLE





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JOINT VENTURE OF
FORT LINCOLN NEW TOWN CORPORATION
TRAMMELL CROW COMPANY
CSG URBAN PARTNERS

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