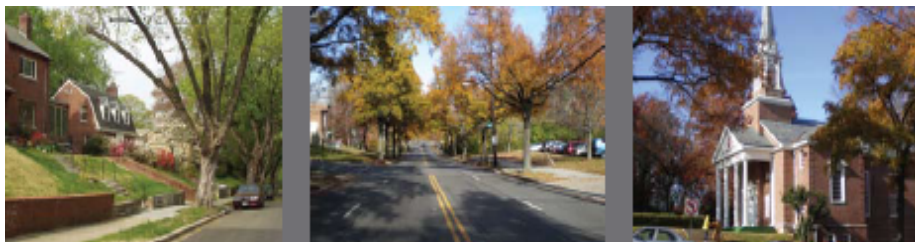


For More Information Contact:
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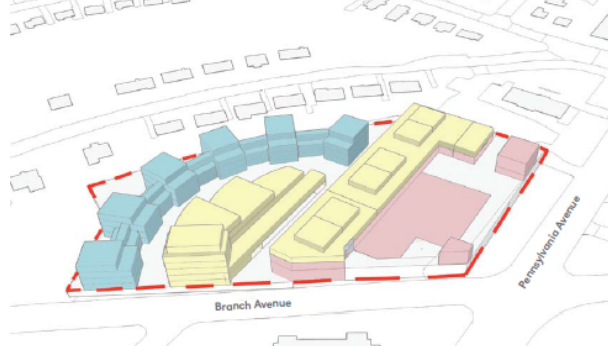
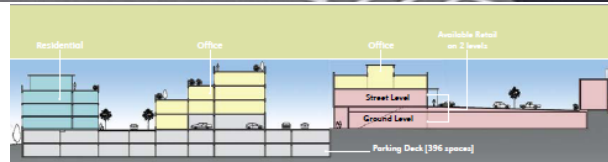
Penn Branch Shopping Center



Penn Branch Center, at the intersection of Pennsylvania Avenue and Branch Avenue in Washington, D.C., is located within the sought after Hillcrest neighborhood — rated one of Washingtonian magazine’s “Best Places to Live.” This mixed-use development is under going a comprehensive redevelopment and expansion, and will offer 236,000 square feet of prime retail, office, and residential space, plus underground parking.



| Traffic | | | |
|---------------------|-------------|----------|----------|
| Pennsylvania Avenue | 30,000 cars | | |
| Branch Avenue | 18,000 cars | | |
| Total | 48,000 cars | | |
| Demographics | | | |
| | .25 Mile | .5 Mile | 1 Mile |
| Average HH Income | \$75,362 | \$74,429 | \$61,062 |
| Population | 729 | 4,717 | 23,190 |
| Households | 339 | 2,215 | 10,619 |



| | |
|--------------|-------------------|
| Retail | 76,000 SF |
| Residential | 74,000 SF |
| Office | 86,000 SF |
| TOTAL | 236,000 SF |