



Cameron Group LLC

675,000 sq. ft.
Hybrid Center

Latham Circle Redevelopment

Opening Fall 2008

Latham, New York



Latham Circle Redevelopment

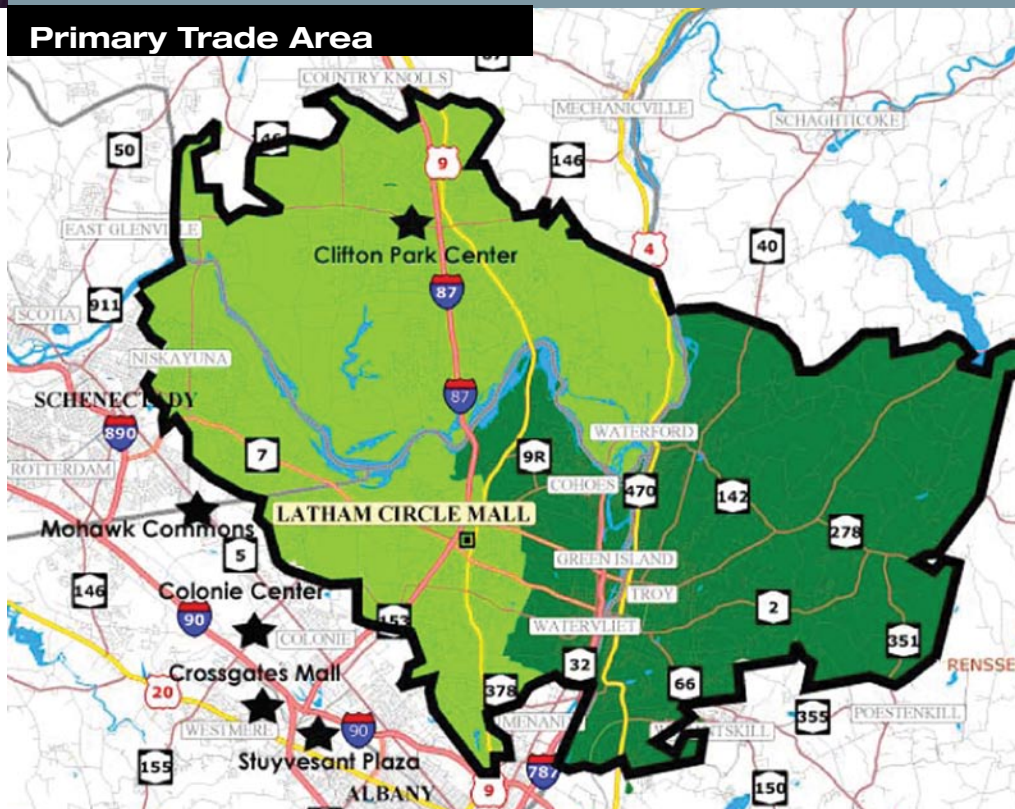
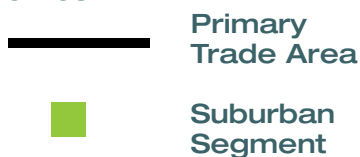
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Latham Circle Redevelopment is conveniently located along NYS Routes 2, 7, & 9 with easy access to I-87 (Northway). It will be the perfect fusion between enclosed mall convenience and lifestyle center sophistication.

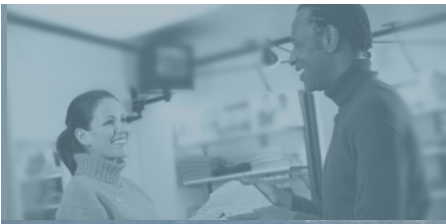
This customer is usually cash rich but time poor so they will shop at the closest and most convenient center. With its central location and easy access from major highways, Latham Circle Redevelopment will serve as a shopping hub within a region of high household incomes.



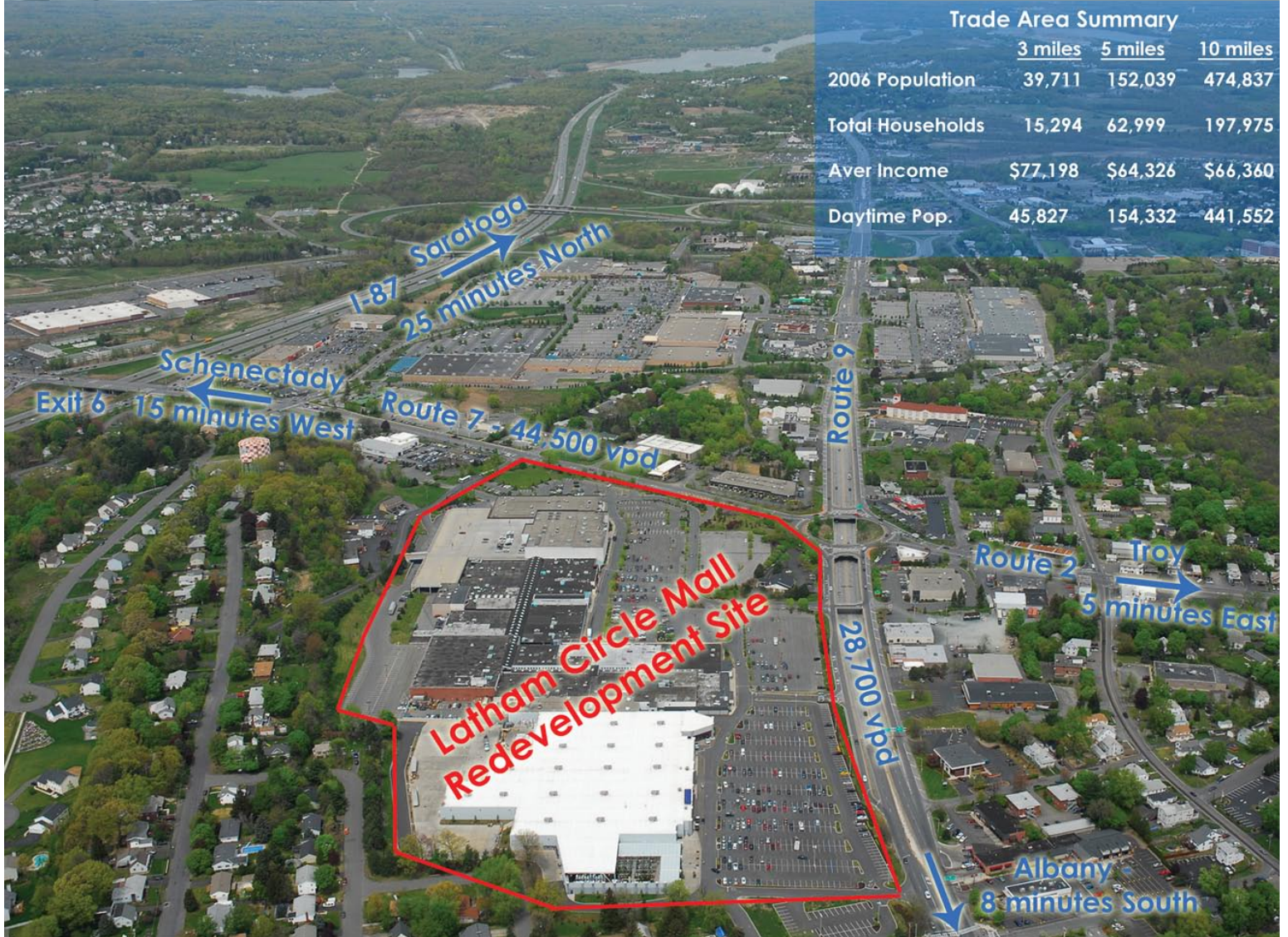
	Primary	Suburban
Population	229,121	122,407
Households	95,349	48,971
Avg. HHI	\$70,176	\$86,740
White Collar	71%	76.7%

“Suburban Segment”
Affluent zip code segment around the immediate geographical area of the Latham Circle Redevelopment.

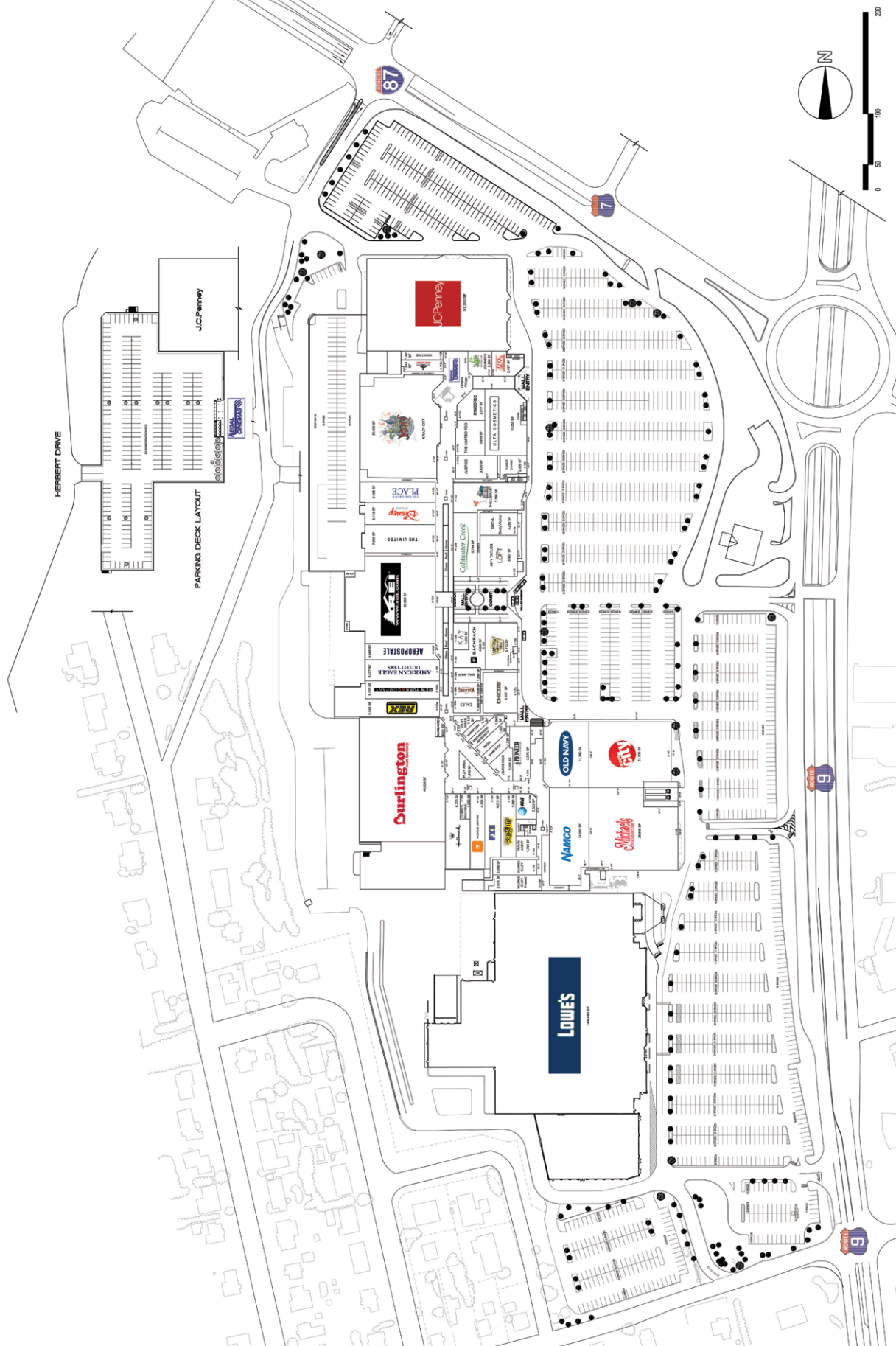
	10 min.	15 min.	20 min.
2006 Total Population	298,009	525,507	618,041
2006 Households	125,060	218,968	254,547
2006 Avg. HHI	\$64,479	\$65,688	\$68,102



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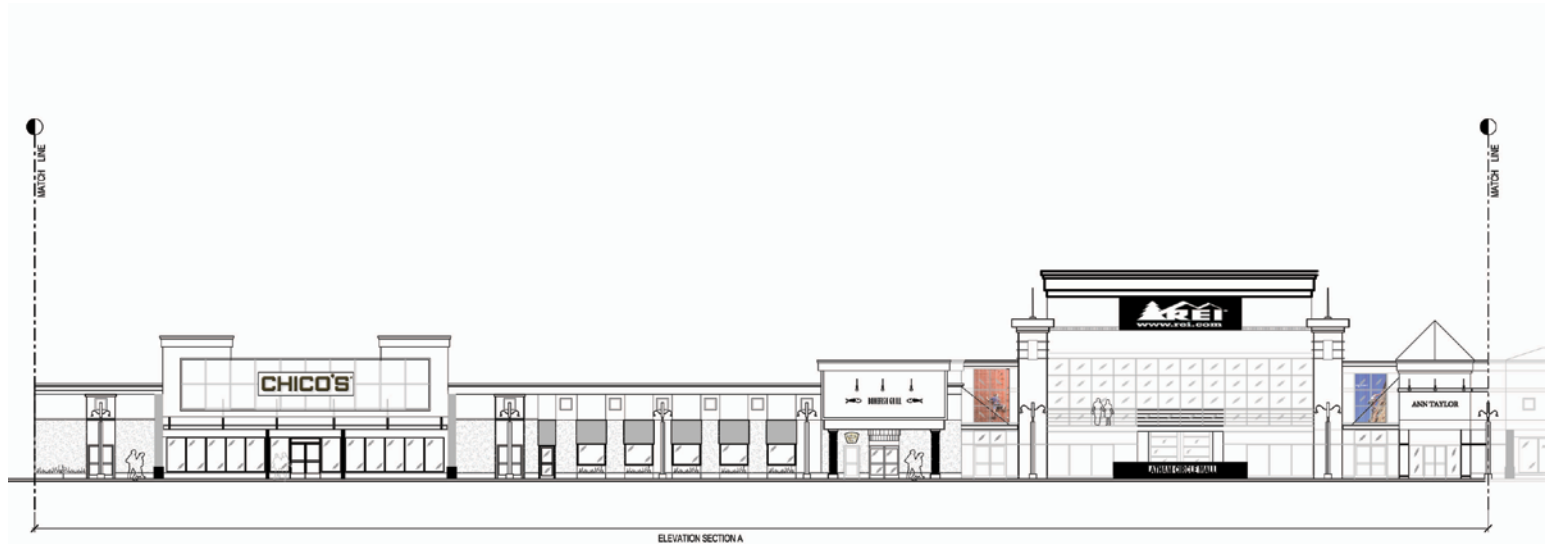
- Average Household Income of \$77,198 within 3 miles, which is one of the strongest in the Capital Region.
- Primary Trade Area has a population of over 229,000 people and captures the majority of the Clifton Park market.
- 7 major Colleges or Universities within 25 minutes, providing over 60,000 students and 10,000 employees.
- Latham is a separate market, revealed by the national big box retailers having a location in Latham as well as other similar sized markets in the Capital Region.



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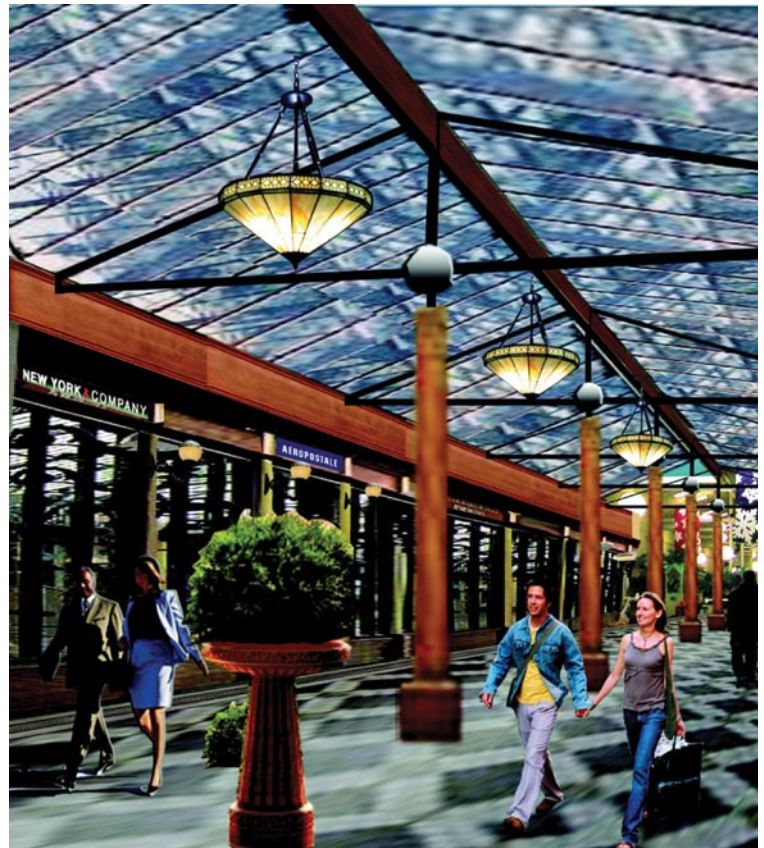
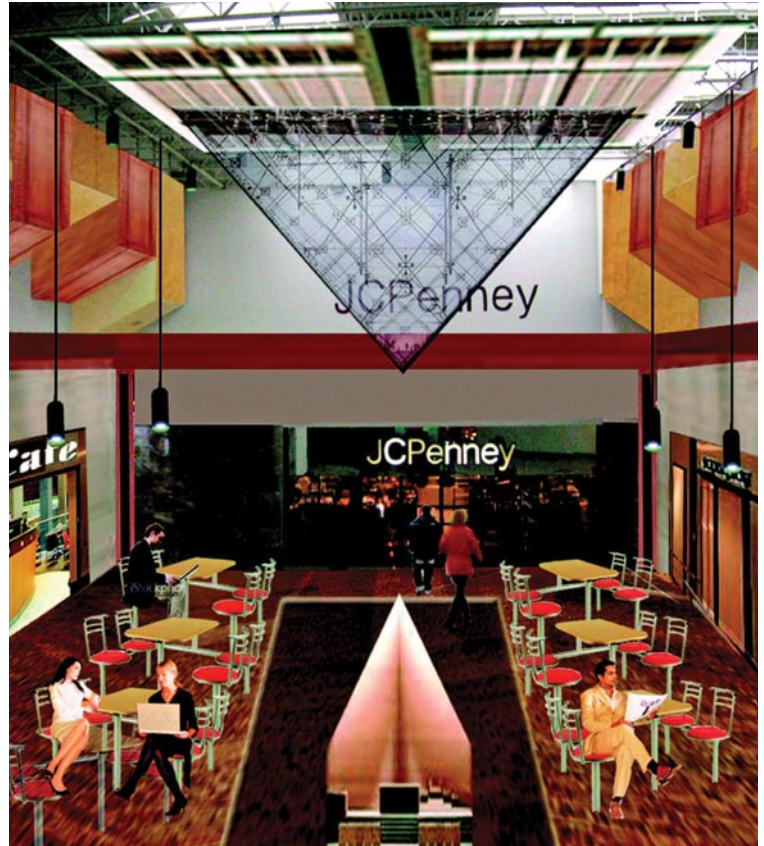
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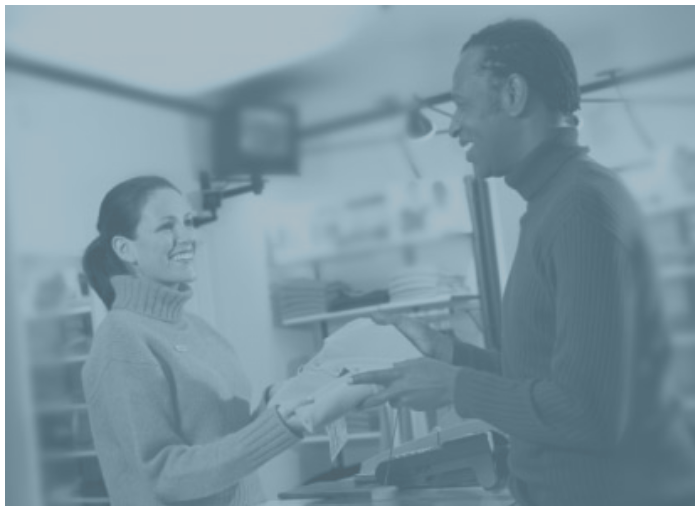
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The Gateway - Mission, KS • Bayonne Crossing - Bayonne, NJ • Fingerlakes Crossing - Auburn, NY
Township 5 - Camillus, NY • The Orchard - New Hartford, NY • Latham Circle Mall - Latham, NY
Aspen Plaza - New Hartford, NY • Aspen Plaza - Rome, NY • Aspen Plaza - Utica, NY
St. Lucie Turnpike Center - Port St. Lucie, FL