



EQUITY ONE INC.

EQUITY ONE SHOPPING CENTER DEMOGRAPHICS WITHIN A 3 MILE RADIUS

Property Name	City	State	GLA	AMR as of 9/30/2011	2011 Estimated Population	2011 Estimated Households	2011 Estimated Average HH Income	2011 Estimated Median HH Income	Projected Annual Growth 2011 to 2016
1175 Third Avenue	New York	NY	25,350	\$1,056,000	1,228,072	619,627	\$139,940	\$85,748	-0.47%
161 W 16th Street	New York	NY	56,870	\$1,400,000	952,628	476,108	\$135,164	\$87,345	0.14%
222 Sutter Street	San Francisco	CA	128,595	\$5,155,641	373,370	194,447	\$104,605	\$73,565	0.85%
90-30 Metropolitan Ave	Queens	NY	59,815	\$1,628,789	921,096	314,257	\$66,747	\$54,809	-0.66%
Alafaya Commons	Orlando	FL	126,333	\$1,660,480	100,713	33,326	\$63,375	\$54,430	2.18%
Alafaya Village	Orlando	FL	38,118	\$781,017	100,713	33,326	\$63,375	\$54,430	2.18%
Ambassador Row	Lafayette	LA	187,678	\$1,781,193	62,848	26,418	\$81,376	\$61,118	2.85%
Ambassador Row Courtyard	Lafayette	LA	146,697	\$1,486,039	62,150	26,079	\$83,402	\$62,680	2.96%
Atlantic Village	Atlantic Beach	FL	100,559	\$941,403	51,052	20,922	\$80,414	\$62,696	0.70%
Bay Pointe Plaza	St. Petersburg	FL	103,986	\$983,082	66,508	28,268	\$55,389	\$42,394	0.24%
Beauclerc Village	Jacksonville	FL	68,846	\$528,678	56,137	23,693	\$74,853	\$61,322	0.89%
Belfair Towne Village	Bluffton	SC	166,639	\$1,964,297	20,847	8,208	\$76,255	\$61,063	3.21%
Bird Ludlum	Miami	FL	192,274	\$3,302,366	163,408	58,013	\$88,144	\$62,653	0.30%
Bluebonnet Village	Baton Rouge	LA	101,623	\$1,061,401	63,887	27,124	\$87,016	\$65,896	1.07%
Bluffs Square Shoppes	Jupiter	FL	123,917	\$1,219,479	26,340	13,527	\$133,785	\$80,761	1.31%
Boulevard	Lafayette	LA	68,012	\$568,281	77,076	32,137	\$71,792	\$52,420	2.31%
Brawley Commons	Mooresville	NC	119,189	\$1,053,788	26,429	10,090	\$82,207	\$66,672	2.71%
BridgeMill Market	Canton	GA	69,202	\$1,263,758	29,190	10,208	\$92,512	\$77,035	1.72%
BridgeMill Shops	Canton	GA	19,900	\$242,551	29,130	10,179	\$93,089	\$77,498	1.71%
Brookside Plaza	Enfield	CT	213,274	\$2,421,701	38,212	15,138	\$79,414	\$70,693	0.50%
Buckhead Station	Atlanta	GA	233,739	\$4,789,019	106,431	54,467	\$129,296	\$84,535	-1.69%
Butler Creek	Acworth	GA	95,597	\$848,224	46,542	16,464	\$93,828	\$80,280	-0.50%
Canyon Trails	Goodyear	AZ	189,867	\$2,116,740	33,484	11,283	\$79,076	\$75,370	1.52%
Carolina Pavilion	Charlotte	NC	731,678	\$7,678,456	61,169	25,793	\$74,718	\$52,294	2.00%
Carrollwood Center	Tampa	FL	94,203	\$1,058,110	103,156	41,942	\$63,306	\$50,292	1.77%
Cashmere Corners	Port St. Lucie	FL	89,234	\$767,053	61,028	21,967	\$66,454	\$56,657	2.41%
Centre Point Plaza	Smithfield	NC	163,642	\$915,478	13,815	5,282	\$47,423	\$35,331	1.71%
Chapel Trail Plaza	Pembroke Pines	FL	56,378	\$1,215,386	83,913	25,243	\$110,941	\$98,099	-0.66%
Charlotte Square	Port Charlotte	FL	96,188	\$358,172	41,335	18,170	\$51,965	\$42,427	0.23%
Chastain Square	Atlanta	GA	91,637	\$1,557,093	81,784	40,392	\$154,164	\$101,692	-1.85%
Chelsea Place	New Port Richey	FL	81,144	\$902,020	49,661	20,521	\$66,826	\$54,415	0.39%
Chestnut Square	Brevard	NC	34,260	\$473,532	11,078	4,800	\$54,566	\$42,640	2.84%
Circle Center West	Long Beach	CA	64,403	\$1,142,863	244,782	95,856	\$77,813	\$62,481	0.38%
Commerce Crossing	Commerce	GA	100,668	\$135,075	6,870	2,601	\$46,041	\$38,011	0.39%
Conway Crossing	Orlando	FL	76,321	\$831,524	80,303	33,588	\$62,655	\$49,167	2.08%
Copps Hill Plaza	Ridgefield	CT	184,528	\$2,337,308	21,213	7,718	\$206,633	\$137,677	0.71%
Coral Reef Shopping Center	Palmetto Bay	FL	76,632	\$1,790,940	92,486	30,508	\$104,909	\$83,463	0.00%
Country Club Plaza	Slidell	LA	64,686	\$403,845	38,587	13,906	\$75,854	\$66,786	0.69%
Countryside Shops	Cooper City	FL	179,561	\$2,122,145	78,615	28,121	\$100,310	\$85,095	-0.55%
Crossing	Slidell	LA	114,806	\$649,327	43,844	15,931	\$64,517	\$55,730	1.04%

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Crossroads Square	Pembroke Pines	FL	81,587	\$1,090,498	165,276	57,238	\$60,800	\$53,268	-0.48%
CVS Plaza	Miami	FL	18,214	\$410,529	142,061	42,219	\$74,110	\$64,241	0.11%
Daniel Village	Augusta	GA	171,932	\$1,307,102	64,528	27,763	\$54,582	\$38,638	0.31%
Dolphin Village	St. Pete Beach	FL	136,224	\$1,450,960	34,676	19,030	\$87,136	\$55,469	0.68%
Douglas Commons	Douglasville	GA	97,027	\$1,015,107	39,050	13,819	\$62,539	\$53,415	2.64%
Dublin Village	Dublin	GA	98,540	\$615,098	17,835	7,163	\$49,513	\$33,401	0.89%
El Novillo	North Bay Village	FL	10,000	\$170,000	126,306	53,357	\$72,644	\$51,041	1.16%
Elmwood Oaks Shopping Center	Harahan	LA	130,284	\$1,290,670	78,736	35,536	\$69,727	\$55,032	-0.65%
Eustis Village	Eustis	FL	156,927	\$1,669,659	26,765	11,586	\$51,611	\$37,571	-0.37%
Fairview Oaks	Ellenwood	GA	77,052	\$778,578	34,088	11,778	\$73,237	\$62,550	0.58%
Forest Village	Tallahassee	FL	71,526	\$670,500	18,561	6,772	\$38,669	\$33,257	1.90%
Freehome Village	Canton	GA	74,340	\$657,468	9,948	3,458	\$110,364	\$74,901	3.16%
Ft. Caroline	Jacksonville	FL	71,816	\$427,011	59,645	23,170	\$56,538	\$47,835	0.79%
Galleria	Wilmington	NC	92,114	\$384,889	33,647	13,301	\$98,172	\$66,119	1.75%
Gateway Plaza at Aventura	Aventura	FL	29,800	\$426,314	170,309	74,882	\$66,599	\$49,306	0.30%
Glengary Shoppes	Sarasota	FL	99,182	\$1,756,016	69,207	33,543	\$79,077	\$55,640	1.46%
Golden Park Village	Buford	GA	68,738	\$577,439	23,373	8,327	\$79,258	\$67,588	0.57%
Governors Town Square	Acworth	GA	68,658	\$978,202	17,676	6,107	\$88,078	\$76,662	1.83%
Grand Marche	Lafayette	LA	200,585	\$32,500	73,565	31,048	\$77,489	\$56,753	2.56%
Grassland Crossing	Alpharetta	GA	90,906	\$975,065	32,751	11,514	\$139,487	\$111,847	1.10%
Grayson Village Shopping Ctr	Loganville	GA	83,155	\$687,498	37,145	12,109	\$80,786	\$75,860	1.98%
Greensboro Village Shopping Ct	Gallatin	TN	70,203	\$906,375	20,590	8,227	\$68,874	\$53,246	2.59%
Greenwood Shopping Centre	Palm Springs	FL	132,325	\$1,591,113	142,095	50,657	\$53,691	\$44,927	1.46%
Hairston Center	Decatur	GA	13,000	\$128,940	71,814	27,184	\$52,798	\$49,158	-2.17%
Hamilton Ridge	Buford	GA	90,996	\$885,683	39,581	12,568	\$95,954	\$77,777	1.01%
Hammocks Town Center	Miami	FL	172,806	\$2,120,207	143,813	46,164	\$70,897	\$63,098	0.16%
Hunter's Creek	Orlando	FL	73,204	\$1,014,369	64,480	22,405	\$64,822	\$55,624	2.40%
Keith Bridge Commons	Cumming	GA	94,886	\$1,034,028	15,847	5,689	\$87,663	\$70,230	3.60%
Kirkman Shoppes	Orlando	FL	88,820	\$1,225,523	99,602	38,213	\$64,237	\$52,108	2.97%
Lake Mary Centre	Lake Mary	FL	340,434	\$4,368,959	50,065	19,523	\$102,597	\$81,816	1.22%
Lake St. Charles	Riverview	FL	57,015	\$594,688	72,003	28,593	\$65,747	\$59,853	1.96%
Lantana Village Square	Lantana	FL	181,780	\$1,367,488	78,958	31,417	\$64,066	\$49,359	1.51%
Loganville Town Center	Loganville	GA	77,661	\$760,233	26,464	9,020	\$70,726	\$65,360	1.24%
Lutz Lake	Lutz	FL	64,985	\$703,706	26,970	10,281	\$105,788	\$85,547	1.38%
Mableton Crossing	Mableton	GA	86,819	\$883,498	55,006	20,878	\$78,050	\$67,527	-0.36%
Macland Pointe	Marietta	GA	79,699	\$765,500	65,578	22,372	\$74,931	\$64,926	-0.19%
Madison Centre	Madison	AL	64,837	\$618,406	26,375	11,061	\$86,305	\$73,176	2.21%
Magnolia Shoppes	Coral Springs	FL	114,118	\$1,181,555	99,026	34,068	\$102,482	\$79,267	-0.42%
Mandarin Landing	Jacksonville	FL	139,580	\$1,877,517	57,020	23,555	\$79,962	\$67,354	0.80%
Marco Town Center	Marco Island	FL	109,830	\$1,816,371	14,593	7,391	\$116,143	\$74,666	0.49%

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Mariners Crossing	Spring Hill	FL	97,812	\$982,756	55,501	22,531	\$55,119	\$45,801	1.25%
Market Place	Norcross	GA	77,706	\$812,304	66,285	23,825	\$93,869	\$72,375	0.72%
Marketplace Shopping Center	Davis	CA	111,156	\$2,271,943	58,668	21,541	\$79,169	\$58,765	1.11%
McAlpin Square	Savannah	GA	173,952	\$1,286,788	75,790	30,082	\$50,863	\$36,259	1.71%
Meadows	Miami	FL	75,524	\$983,854	155,419	47,089	\$70,109	\$62,210	0.14%
Medical and Merchants	Jacksonville	FL	156,153	\$1,827,513	65,202	28,096	\$84,073	\$67,266	0.50%
Middle Beach Shopping Center	Panama City Beach	FL	69,277	\$502,583	13,544	5,981	\$66,033	\$51,705	1.34%
Midpoint Center	Cape Coral	FL	75,386	\$869,028	69,757	28,100	\$64,932	\$55,929	2.01%
Milestone Plaza	Greenville	SC	89,721	\$1,309,427	48,272	19,939	\$97,594	\$73,068	1.26%
North Village Center	North Myrtle Beach	SC	60,356	\$341,578	8,802	4,325	\$59,790	\$44,972	3.71%
NSB Regional	New Smyrna Beach	FL	118,451	\$1,343,541	19,799	9,454	\$59,220	\$43,961	-0.19%
Oak Hill Village	Jacksonville	FL	78,492	\$575,418	68,609	25,348	\$51,212	\$45,510	0.73%
Oaktree Plaza	North Palm Beach	FL	23,745	\$235,512	50,560	24,256	\$102,810	\$69,025	1.79%
Old King Commons	North Palm Coast	FL	84,759	\$624,031	42,769	17,006	\$59,973	\$48,204	3.24%
Pablo Plaza	Jacksonville	FL	151,238	\$1,550,304	36,583	16,639	\$101,297	\$73,827	0.93%
Park Promenade	Orlando	FL	128,848	\$655,696	107,877	36,154	\$51,383	\$45,066	1.88%
Parkwest Crossing	Durham	NC	85,602	\$830,989	37,132	16,442	\$77,025	\$63,559	1.64%
Piedmont Peachtree Crossing	Atlanta	GA	152,239	\$2,668,961	105,494	54,889	\$130,671	\$85,306	-1.68%
Plaza Acadienne	Eunice	LA	59,419	\$251,871	11,696	4,634	\$48,851	\$33,296	-2.40%
Plaza Alegre	Miami	FL	88,411	\$1,283,571	142,950	42,530	\$73,917	\$64,126	0.11%
Plaza at St. Lucie West	Port St. Lucie	FL	19,361	\$365,740	61,028	21,967	\$66,454	\$56,657	2.41%
Plaza Escuela	Walnut Creek	CA	151,186	\$5,961,090	93,841	42,915	\$119,406	\$93,824	1.19%
Point Royale Shopping Center	Cutler Bay	FL	174,875	\$1,801,871	135,357	42,581	\$64,542	\$53,380	0.45%
Powers Ferry Plaza	Marietta	GA	86,473	\$751,356	76,349	35,349	\$84,226	\$63,706	0.34%
Prosperity Centre	Palm Beach Gardens	FL	122,014	\$1,833,487	57,533	27,156	\$100,391	\$69,015	1.85%
Publix at Seven Hills	Spring Hill	FL	72,590	\$679,267	37,252	15,460	\$57,620	\$48,209	0.95%
Publix at Woodruff	Greenville	SC	68,055	\$715,393	44,095	17,378	\$99,897	\$78,444	1.28%
Ralph's Circle Center	Long Beach	CA	59,837	\$963,135	259,112	100,398	\$76,360	\$61,257	0.41%
Regency Crossing	Port Richey	FL	85,864	\$724,836	62,094	27,603	\$47,800	\$35,914	0.70%
Ridge Plaza	Davie	FL	155,204	\$1,666,767	97,486	40,420	\$89,038	\$70,111	-0.32%
Riverside Square	Coral Springs	FL	104,241	\$1,098,475	124,199	45,273	\$90,537	\$71,321	-0.28%
Riverview Shopping Center	Durham	NC	128,498	\$919,084	40,211	16,015	\$60,690	\$49,585	1.92%
Ross Plaza	Tampa	FL	90,826	\$1,040,563	70,751	27,808	\$58,820	\$49,566	1.01%
Ryanwood Square	Vero Beach	FL	114,925	\$1,142,158	31,164	13,310	\$65,039	\$46,663	1.47%
Salem Road Station	Covington	GA	67,270	\$647,241	37,568	13,071	\$63,935	\$58,043	1.96%
Salerno Village Square	Stuart	FL	82,477	\$769,731	38,037	16,498	\$83,278	\$56,800	1.73%
Salisbury Marketplace	Salisbury	NC	79,732	\$650,103	20,663	7,843	\$57,960	\$44,257	0.26%
Sawgrass Promenade	Deerfield Beach	FL	107,092	\$906,243	122,107	52,429	\$63,811	\$49,356	-0.01%
Serramonte	Daly City	CA	817,899	\$14,179,592	186,810	60,044	\$88,882	\$79,825	0.66%
Shaw's at Medford	Medford	MA	62,656	\$1,681,641	329,118	139,905	\$81,606	\$65,773	0.81%

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Shaw's at Plymouth	Plymouth	MA	59,726	\$1,193,880	14,211	5,181	\$96,911	\$86,705	-0.15%
Shaw's at West Roxbury	West Roxbury	MA	76,316	\$1,850,496	125,829	49,927	\$103,461	\$79,884	-0.52%
Sheridan Plaza	Hollywood	FL	508,455	\$7,631,806	140,908	55,460	\$62,809	\$49,304	-0.20%
Sherwood South	Baton Rouge	LA	77,107	\$420,790	85,838	35,740	\$66,423	\$52,684	0.91%
Shipyards Plaza	Pascagoula	MS	66,857	\$468,232	32,747	12,422	\$49,735	\$39,288	1.90%
Shoppes at Andros Isle	Baton Rouge	FL	79,420	\$795,919	44,189	16,761	\$72,587	\$58,562	1.40%
Shoppes at Lago Mar	Miami	FL	82,613	\$917,206	165,539	52,150	\$68,680	\$61,943	0.16%
Shoppes of Eastwood	Orlando	FL	69,037	\$882,975	63,158	21,788	\$75,466	\$65,773	2.81%
Shoppes of Jonathan's Landing	Jupiter	FL	26,820	\$265,828	57,020	25,401	\$105,390	\$73,479	1.30%
Shoppes of North Port	North Port	FL	84,705	\$402,863	30,574	13,204	\$55,021	\$45,484	0.91%
Shoppes of Oakbrook	Palm Beach Gardens	FL	199,633	\$2,728,639	49,283	23,714	\$103,433	\$69,128	1.76%
Shoppes of Silver Lakes	Pembroke Pines	FL	126,789	\$1,788,291	85,968	25,916	\$111,222	\$98,072	-0.66%
Shops at Huntcrest	Lawrenceville	GA	97,040	\$1,103,227	61,605	20,856	\$102,226	\$78,371	1.85%
Shops at Lake Tuscaloosa	Tuscaloosa	AL	70,242	\$776,003	19,613	7,847	\$93,496	\$64,173	2.63%
Shops at Skylake	North Miami Beach	FL	281,943	\$5,012,841	201,997	78,206	\$63,512	\$48,910	0.38%
Shops at Westridge	McDonough	GA	66,297	\$648,100	24,027	8,250	\$66,077	\$60,187	5.68%
Siegen Village	Baton Rouge	LA	170,416	\$1,560,699	64,853	28,285	\$82,178	\$66,827	1.03%
Smyth Valley Crossing	Marion	VA	126,841	\$733,323	6,744	2,832	\$54,739	\$36,191	-0.30%
South Beach Regional	Jacksonville Beach	FL	303,219	\$3,342,980	32,758	14,874	\$111,982	\$79,477	1.13%
South Plaza Shopping Center	California	MD	92,335	\$1,645,055	18,392	6,863	\$96,550	\$80,997	1.76%
South Point	Vero Beach	FL	64,790	\$927,808	35,136	13,460	\$69,818	\$56,286	1.49%
Spalding Village	Griffin	GA	235,318	\$1,100,196	26,328	9,477	\$43,048	\$35,227	0.10%
Stanley Market Place	Stanley	NC	53,228	\$488,663	12,628	4,781	\$57,004	\$48,191	0.98%
Star's at Cambridge	Cambridge	MA	66,108	\$2,000,065	364,484	154,868	\$95,576	\$73,466	0.67%
Star's at Quincy	Quincy	MA	100,741	\$1,967,530	120,147	50,488	\$78,876	\$66,986	0.91%
Summerlin Square	Ft. Myers	FL	109,156	\$385,475	31,278	15,674	\$82,587	\$54,643	1.91%
Sunlake	Lutz	FL	89,516	\$1,333,218	27,218	9,865	\$94,152	\$79,497	1.24%
Sunpoint Shopping Center	Ruskin	FL	132,374	\$756,260	30,406	13,950	\$55,322	\$47,481	2.01%
Sunrise Town Center	Sunrise	FL	128,124	\$1,218,929	181,776	74,891	\$57,699	\$48,031	-0.20%
Tamarac Town Square	Tamarac	FL	124,585	\$1,055,114	128,803	50,728	\$68,904	\$56,442	-0.46%
Tarpon Heights	Cut Off	LA	56,605	\$330,239	4,209	1,527	\$74,860	\$58,469	1.81%
Thomasville Commons	Thomasville	NC	148,754	\$742,357	26,751	10,632	\$48,374	\$42,248	0.97%
Town & Country	Kissimmee	FL	72,043	\$606,534	79,733	25,868	\$55,804	\$48,633	1.73%
Treasure Coast	Vero Beach	FL	133,781	\$1,635,995	34,762	16,589	\$76,131	\$50,278	1.61%
Unigold Shopping Center	Winter Park	FL	117,527	\$1,101,140	93,385	39,432	\$65,947	\$51,853	1.94%
Venice Plaza	Venice	FL	132,345	\$799,655	37,865	20,367	\$60,905	\$45,101	0.95%
Venice Shopping Center	Venice	FL	109,801	\$520,717	36,910	19,529	\$59,483	\$44,223	0.95%
Village at Northshore	Slidell	LA	144,638	\$1,081,765	19,230	6,946	\$65,952	\$51,588	0.68%
Vineyards at Chateau Elan	Braselton	GA	79,047	\$1,008,589	10,387	3,462	\$84,377	\$68,867	0.82%
Vons Circle Center	Long Beach	CA	148,353	\$2,132,776	240,865	94,369	\$78,921	\$63,453	0.36%



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Walden Woods	Plant City	FL	75,874	\$484,736	34,512	11,844	\$62,606	\$49,448	1.58%
Walton Plaza	Augusta	GA	43,460	\$281,403	59,651	25,418	\$71,965	\$54,560	1.50%
Waterstone Plaza	Homestead	FL	61,000	\$862,164	70,153	20,168	\$53,186	\$46,365	0.34%
Webster Plaza	Webster	MA	199,425	\$1,639,110	26,831	11,015	\$67,351	\$59,354	0.02%
Wesley Chapel Crossing	Decatur	GA	164,153	\$1,019,471	71,305	27,023	\$52,634	\$48,681	-2.16%
West Bird Plaza	Miami	FL	99,864	\$1,140,815	207,883	65,382	\$64,555	\$52,959	0.24%
West Lake Shopping Center	Miami	FL	100,747	\$1,376,329	184,970	58,837	\$70,454	\$62,605	0.13%
Westport Plaza	Davie	FL	49,533	\$871,494	92,750	35,778	\$74,095	\$59,894	-0.56%
Whitaker Square	Winston-Salem	NC	82,760	\$1,051,429	55,214	23,639	\$95,666	\$68,316	0.54%
Whole Foods at Swampscott	Swampscott	MA	35,907	\$821,911	118,784	47,795	\$80,448	\$61,291	0.42%
Williamsburg at Dunwoody	Dunwoody	GA	44,928	\$628,443	76,317	33,041	\$122,361	\$92,205	-1.93%
Willowdaile Shopping Center	Durham	NC	95,601	\$701,751	44,031	18,192	\$67,510	\$52,737	1.65%
Willows	Concord	CA	256,086	\$5,117,662	138,111	53,206	\$82,242	\$73,740	0.80%
Wilmington Island Shopping Ctr	Wilmington Island	GA	87,818	\$751,452	19,967	8,313	\$88,020	\$69,301	1.24%
Winchester Plaza	Huntsville	AL	75,700	\$815,580	14,166	5,286	\$88,233	\$76,824	1.90%
Windy Hill Shopping Center	North Myrtle Beach	SC	68,465	\$382,918	8,569	4,207	\$59,940	\$45,199	3.74%
Young Circle Shopping Center	Hollywood	FL	65,834	\$941,959	131,583	61,729	\$61,886	\$46,763	0.05%
Weighted Average					132,864		\$85,893		

Note: Excludes developments/redevelopments, land-held, non-retail properties, and JV properties. Annual Minimum Rent and GLA are as of September 30,2011