



-BRANSON LANDING'S NORTH RETAIL DEVELOPMENT-



HCW REALTY

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# EXECUTIVE SUMMARY

## INTRODUCING LAKESIDE SHOPPES AT BRANSON LANDING!

Branson Landing has become Branson, Missouri’s most visited attraction over the last eight years. The success of the Lifestyle center draws over 5 million visitors annually to experience the shopping, dining and entertainment attractions. Branson Landing received critical acclaim in 2008 by its peers in the shopping industry, when it won the first place award by the International Council of Shopping Centers (ICSC) for Mixed-Use Retail Project Innovative Design and Construction of a New Project. Branson Landing has generated total spending between 2006 – 2012 over \$3.3 billion and \$1.1 billion in earnings, supported more than 7,000 full-time equivalent jobs and nearly \$100 million in taxes collected from the ongoing operations. Needless to say, Branson Landing has been an enormous success.

Recently, the north end of the development has come available for expansion. HCW, LLC developers and owners of Branson Landing, have developed the perfect retail strip center to exploit the highly visible location. Sitings on the banks of Roark Creek, a tributary of Taneycomo Lake, there are three (3) buildings totaling 29,600 square feet. The buildings have a range of square footage spaces from 1,375 to 4,172 square feet. HCW, LLC designed the building to allow for a flexible combination of eateries and retail shops. As developers, HCW understands the importance of being flexible and will work with tenants to create the perfect space for their business needs. Tenant allowances for infill are available. Units will be delivered as a warm white box including electric, water and hvac systems on separate meters. See lease facts on page 11. Floor plans with square footage, dimensions and column locations can be found on pages 4, 5 and 6. See page 12 for contact information.

***Branson Landing North is the perfect enhancement to an already extraordinary and successful property with a built-in customer base!***



### DEMOGRAPHICS

Branson Landing demographic

<b>ANNUAL VISITORS</b>	5 Million +	<b>DISTANCE FROM BRANSON</b>	381.1
		0 to 100 miles	10.1%
		101 to 300 miles	41.1%
		301+miles	48.8%
<b>GENDER</b>		<b>HOUSEHOLD INCOME</b>	85110
Male	57.7%	Under \$25,000	2.2%
Female	42.3%	\$25,000-\$49,999	17.1%
		\$50,000-\$74,999	27.9%
		\$75,000-\$99,999	22.7%
		\$100,000-\$124,999	14.9%
		\$125,000-\$149,999	6.4%
		\$150,000 or more	8.8%
<b>AGE</b>	56.9		
18 to 34 years	9.0%		
35 to 54 years	27.6%		
55+ years	63.4%		
Young Adults	10.9%		
Gen X	14.2%		
Boomers	54.2%		
Matures	20.7%		





# SITE MAP

LAKESIDE SHOPPES AT BRANSON LANDING

BUILDING 1



BUILDING 2



BUILDING 3



# BUILDING LOCATION

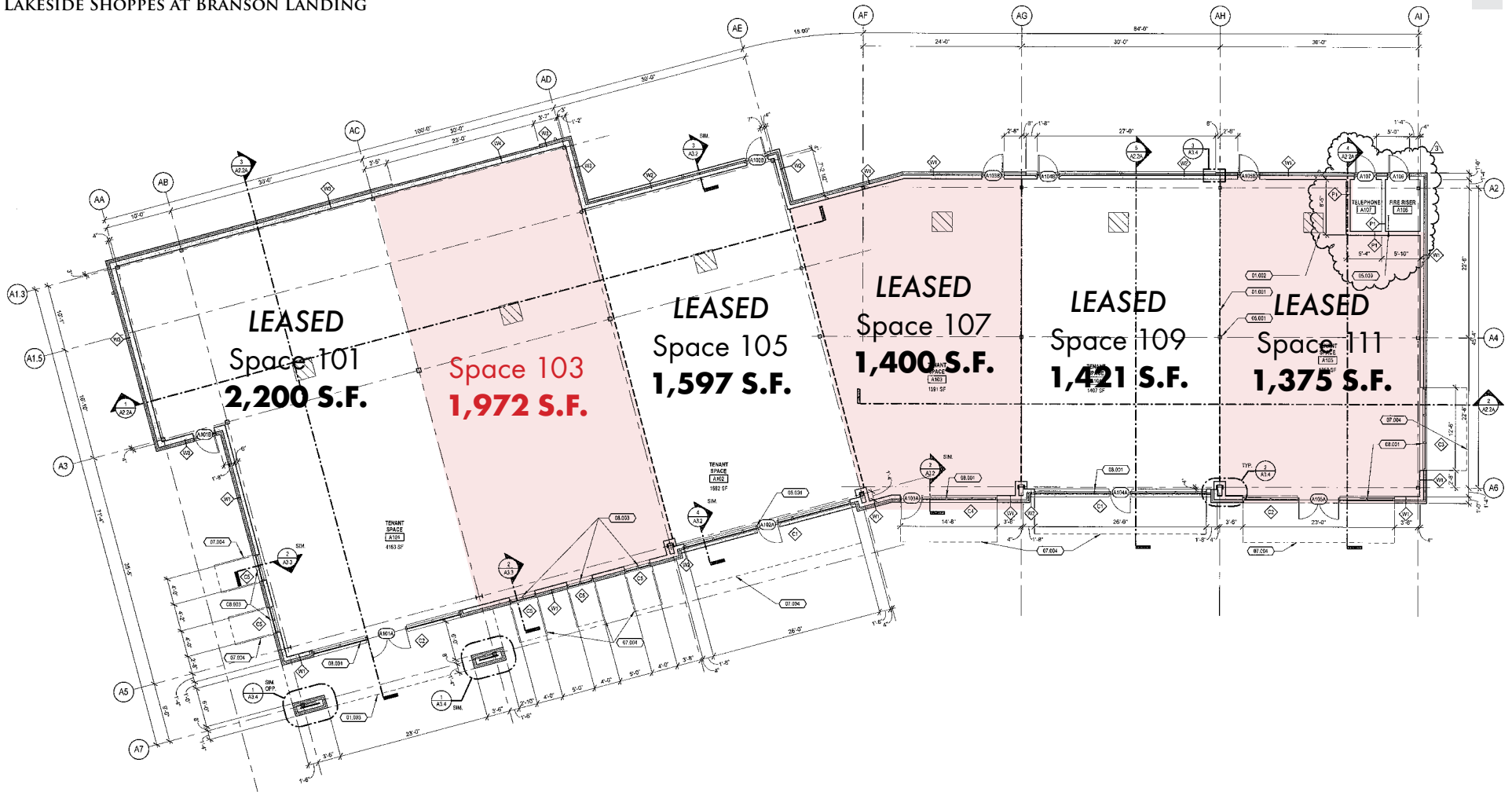
LAKESIDE SHOPPES AT BRANSON LANDING





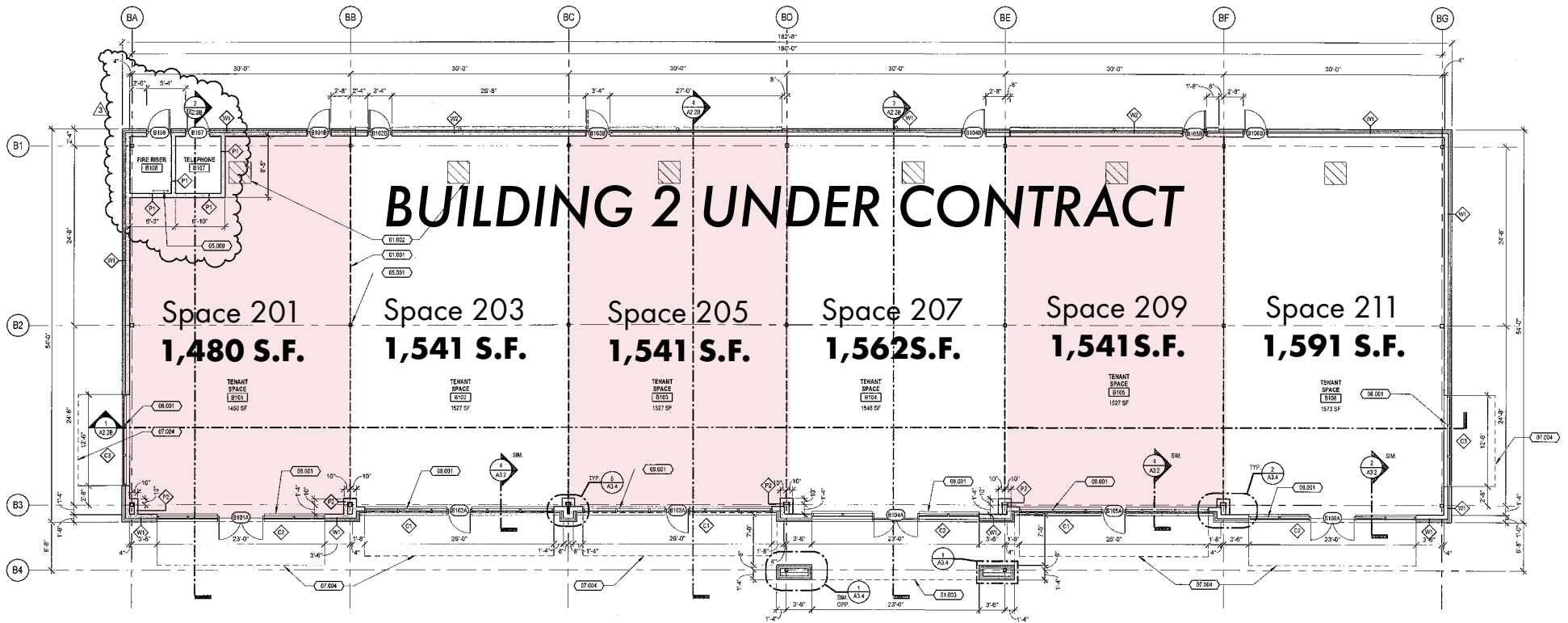
# BUILDING 1

LAKESIDE SHOPPES AT BRANSON LANDING



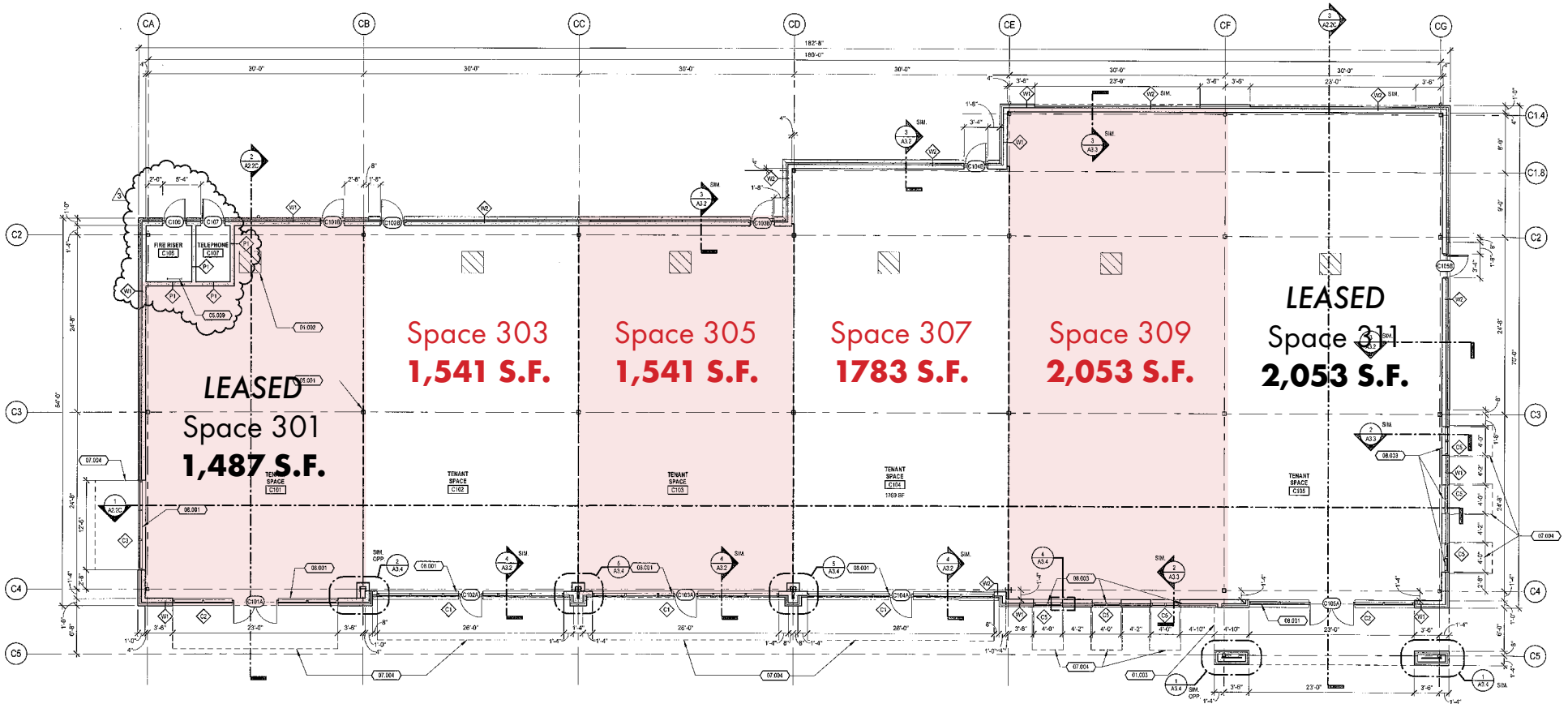
# BUILDING 2

LAKESIDE SHOPPES AT BRANSON LANDING



# BUILDING 3

LAKESIDE SHOPPES AT BRANSON LANDING





# BUILDING LOCATION

LAKESIDE SHOPPES AT BRANSON LANDING





# LOCATION - BRANSON LANDING

LAKESIDE SHOPPES AT BRANSON LANDING



BRANSON LANDING was awarded first place in the International Council of Shopping Center (ICSC) 2008 World-Wide Awards, for Mixed-Use Retail Project Innovative Design and Construction of a New Project.

Branson Landing is the largest project ever in the 93-year history of Branson, the 95-acre Branson Landing entertainment retail destination offers sumptuous living, eclectic shops, fine dining, intimate cafés and nightspots, and a waterfront boardwalk that will host several thousand people for festivals, events and entertainment.



In the heart of the 1.5-mile-long Branson Landing waterfront development is a vibrant town square terracing down to the \$7.5 million spectacular water attraction that features the first-ever merging of water, fire, light and music. You will be amazed by this dazzling interplay of water fountains, shooting 120-foot geysers and fire cannons blasting large choreographed fireballs – all composed with light and music. Daily performances of the Branson Landing Fountains start at noon with shows running at the top of the hour until closing.



From the town square, you will find more than 100 unique stores and restaurants along a pedestrian-oriented urban streetscape divided into six themed shopping districts, offering a captivating experience of shopping with a stimulating stroll through a magical mile of unique shops and dining. For added convenience, the charm of a trolley has been added to help patrons to and from destinations in Branson Landing.

Experience world-class shopping between the two Anchor stores, Bass Pro Shops and Belk Department Store with favorites such as Aéropostale, Bath & Body Works, Brighton Collectibles, Charlotte-Russe, Chico's, Coldwater Creek, Hollister, J. Jill, Victoria's Secret, White House/Black Market and many more.



The 242-room Hilton Promenade at Branson Landing and The Hilton Branson Convention Center hotel located near the Town Square has made shopping even more convenient. Both hotels include pools, health clubs, meeting rooms, and in-room dining. For more information or to make reservations visit [www.HiltonsofBranson.com](http://www.HiltonsofBranson.com)

The development's signature waterfront dining offers highly themed restaurants to intimate cafés, including Black Oak Grill, Ernie Biggs Piano Bar, Old Chicago, Bass Pro's White River Fish Company, Texas Land & Cattle, Cantina Laredo, Joe's Crab Shack, Famous Dave's BBQ, Garfield's Pub & Restaurant, Waxy O'Shea's Irish Pub, plus more than a dozen specialty food shops and kiosks. As you can see Branson Landing offers shoppers a multitude of dining options from which to choose.

Visit [www.BransonLanding.com](http://www.BransonLanding.com)



# BRANSON LANDING TENANT LIST

## LAKESIDE SHOPPES AT BRANSON LANDING



### BRANSON LANDING

Management Office (417) 239-3002  
 Security Office (417) 676-0152

### ANCHORS

1. Bass Pro Shops 243-5200  
 5. Belk 239-3314

### GIFT & SPECIALTY

1219. As Seen on TV 239-0050  
 1217. Branson Quilts 337-8458  
 309. Brookstone 335-3186  
 313. Build-A-Bear Workshop 239-0820  
 111. Cardinal's Clubhouse 335-3153  
 317. Devo Olive Oil Co. 544-1413  
 1205. Don't 4 Get About Me 544-0163  
 220. Earthbound Trading Co. 239-1156  
 101. Five & Dime General Store 348-1955  
 1009. Gifts of Distinction 335-8236  
 205. Kirkland's 239-0990  
 113. Kitchens 335-3904  
 1215. Mark Ashton 544-9046  
 122. Never a Dull Moment 239-1122  
 1013. Pepper Palace 559-6905  
 903. Ridemakerz 336-4001  
 1209. Sports Zone 973-0015  
 503. Tervis 332-0200  
 123. Wind Rhythms \*  
 1101. Yankee Candle 332-0811

### HEALTH & BEAUTY

901. Bath & Body Works 239-0667  
 213. GNC Live Well 239-0243  
 231. Tuning Element 973-0000

### APPAREL

409. Aéropostale 239-2705  
 216. Apricot Lane 334-7070  
 405. Charlotte Russe 239-0690  
 1003. Chico's 239-0160  
 323. The Children's Place 332-0558  
 1007. Christopher & Banks 335-5407  
 1011. C.J. Banks 239-1676  
 501. DEB 239-3079  
 107. Del Sol 973-0004  
 115. dressbarn 239-0140  
 319. Francesca's Collections 335-4342  
 902. Girlie Girl Originals 973-0005  
 709. Hollister 239-0254  
 907. J. Jill 337-5455  
 333. Jos. A. Bank 336-1126  
 905. Justice - Just for Girls 334-9170  
 1207. Limited Editions for Her 239-0677  
 705. Maurice's 335-5800  
 411. PACSUN 335-3542  
 217. Pendleton 239-0790  
 223. Soma Intimates 213-3571  
 227. Victoria's Secret 335-4990  
 911. White House | Black Market 334-9450

### PERSONAL SERVICES

201. NV Nails 332-8898  
 121. Regis Salon 973-0000

### BOOKS, MUSIC & ENTERTAINMENT

611. Calendar Club & GO Games 239-0241  
 805. Hot Topic 239-0380

### SPECIALTY FOOD

203. Auntie Anne's 335-6786  
 307. Dino's 24 Karrot Cake Co. 334-0223  
 1203. The Fudgery 239-0136  
 809. IT'SUGAR 334-9420  
 813. Kilwin's 334-9240  
 1107. Marble Slab Creamery 243-2663  
 103. Northwoods Candy Emporium 332-1010  
 335. Orange Leaf 332-0050  
 403. Rocky Mtn. Chocolate Factory 337-7623  
 109. Subway 239-0772

### JEWELRY & ACCESSORIES

321. \$1 Jewelry Amore 334-7355  
 233. Brighton Collectibles 239-3737  
 715. Claire's 239-0186  
 327. Lids 339-2646  
 306. Majestic Gems 231-4933  
 305. Sunglass Hut 335-4181  
 605. Versona Accessories 239-3366

### DINING RESTAURANTS

601. Black Oak Grill 239-0063  
 1111. Buffalo Wild Wings \*  
 1001. Cantina Laredo 334-6062  
 331. Charley's Grilled Subs 337-7334  
 505. Ernie Biggs Dueling Piano Bar & Grille 239-3670  
 1211. Fall Guys Burger Co. 544-9017  
 1201. Famous Dave's BBQ 334-4858  
 1221. Garfield's Restaurant & Pub 335-3701  
 717. Joe's Crab Shack 337-7373  
 Hilton Convention Center - Level 2 Steakhouse 243-3433  
 801. Old Chicago 332-2005  
 915. Texas Land & Cattle Steakhouse 337-8200  
 235. Waxy O'Shea's Irish Pub 348-1759  
 1b. White River Fish House 243-5100

### SHOES

119. Famous Footwear 332-0221  
 713. Finish Line 334-3588  
 803. Journeys 335-3864  
 105. Jigglin' George's 544-4487  
 1106. New Balance Branson 348-0093  
 415. Payless Shoesource 335-7610  
 615. Rack Room Shoes 239-2774  
 807. Tradehome Shoes 334-7166

### OTHER

221. Branson Real Estate Center 239-0951  
 211. Buster's Old Time Photo 334-5252  
 1108. Fast Shot Shooting Gallery \*  
 3. Hilton Promenade 336-5500  
 7c. Main Street Lake Cruises 239-3980  
 1113z. Parakeet Pete's Waterfront Zipline 417-561-0699  
 Parakeet Pete's Waterfront Ballon  
 150k. Ride the Ducks 877-887-8225  
 229. Westgate Resorts Info Center 335-4424  
 701. Westgate Resorts Info Center 239-3385  
 1213. Westgate Resorts Info Center 334-4726



# LOCATION - BRANSON, MO

LAKESIDE SHOPPES AT BRANSON LANDING

BRANSON, MO, is truly a one-of-a-kind family vacation destination — and an incredible value — with dozens of live performance theaters, three pristine lakes, championship golf courses, an international award-winning theme park, dozens of attractions and museums, an Historic Downtown district, shopping galore, a full range of dining options, and a host of hotels, motels, resorts, RV parks, campgrounds and meeting and conference facilities.

Practically at the center of the United States, Branson is less than a day's drive for one-third of Americans, and with low-cost flights to the Branson Airport, as well as Springfield-Branson National Airport, it's never been easier for your family or group to get to Branson.

Branson, Missouri, nestled in the lakeside beauty of the Ozark Mountains, is America's affordable, wholesome family entertainment capital that

emphasizes fun, comfort and the feeling of being right at home. Featuring an array of live theaters and attraction venues and active recreational pursuits, the community embodies essential American values such as patriotism, faith, courage and generosity of spirit in a warm inviting atmosphere that is truly genuine and heartfelt.

Visit [www.explorebranson.com](http://www.explorebranson.com)



# LEASE FACTS

LAKESIDE SHOPPES AT BRANSON LANDING

RATES: START AT \$20.00 PER SQ. FT. PLUS CAM

TERMS: MINIMUM OF 5 YEARS - MAXIMUM 20 YEARS

TENANT ALLOWANCE (TA): AVAILABLE ON CASE BY CASE BASIS

COMMON AREA MAINTENANCE (CAM): ESTIMATED AT \$4.60 PER SQ. FT. INCLUDING TAXES

CONDITION OF DELIVERY: WHITE BOX WITH CONCRETE FLOOR, ALL UTILITIES TO EACH SPACE,  
ALL PARKING & EXTERIOR COMPLETE

TIME OF DELIVERY: MAY 2015







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