

**THE GOODMAN COMPANY**

• **LANDSTOWN COMMONS  
 VIRGINIA BEACH, VA.**

The 513,258-square-foot Landstown Commons broke ground last year in Virginia Beach, Virginia. It's scheduled to partially open this month, with a grand opening set for spring 2008. Developed by The Goodman Company, Landstown Commons is anchored by retailers Kohl's, Office Max, Ross Dress For Less, Bed Bath & Beyond, AC Moore, PetsMart and Best Buy. The development also includes Game Stop, Lee Spa Nails, Hair Cuttery, Cin-

gular Wireless, Justice, Great Clips, Red City Buffet, Five Below, Lane Bryant, Pancheros, FedEx Kinko's, Z Pizza, Mattress Discounters, Finn McCool's, Buffalo Wild Wings, Longhorn Steakhouse, Jackson Hewitt Tax, Shoe Carnival and Massage Envy.

Situated at the intersection of Dam Neck and Princess Anne roads in Virginia Beach, Landstown Commons also includes 40,000 square feet of office space.

"Virginia Beach is a growing area, and Landstown Commons is located near a new health complex and many new city facilities, including a new outdoor amphitheater, as well as several schools and universities," says John Dowd III, senior vice president of development for The Goodman Company. "The location provides a high rate of traffic and much community support."



The Goodman Company's Landstown Commons in Virginia Beach, Va., broke ground last year and will partially open this month.

**CAROLINA HOLDINGS  
 & CROSLAND**

• **RICHMOND CENTRE  
 RICHMOND, KY.**

Speaking of another Richmond, Carolina Holdings and Crosland are developing the 119-acre Richmond Centre in Richmond, Kentucky. The retail development, which broke ground last July, is located at the northwest quadrant of Interstate 75 and Barnes Mill Road (Eastern Bypass 876) in Richmond, an area that doesn't presently have any other significant retail offerings for 175 miles along I-75. Richmond Centre offers 800,000 square feet of retail space and 12 out-parcels. The north tract of the development, which totals 15.5 acres, is set for office and hotel space. Set for completion in late 2008, the development has already named Meijer, Goody's, JCPenney, Cinemark, Belk and The Home Depot as anchors.

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"The impetus for of this project was the major void in retail offerings in the area," says Britt Goodson, member of Greenville, South Carolina-based Carolina Holdings.

Several identifiable factors contribute to the area's growth, such as easy Interstate access, its proximity to Lexington, Kentucky, lower cost of housing, a good employment base, Eastern Kentucky University, and cultural and educational opportunities.

"Richmond's location makes it the regional hub, with the natural trade area extending significantly to the south and the east," Goodson says. "Richmond is the business, healthcare and educational center for parts of an eight-county area and has a trade area in excess of 216,000 people."

Due to Richmond's white collar employment base, the average household income within 10 miles of the project development site is \$51,000, with nearly 24 percent having a bachelor's degree or higher. According to Carolina Holdings, between 1995 and

2005, the Madison County, Kentucky, in which Richmond is located, total retail sales volume grew by 69 percent.

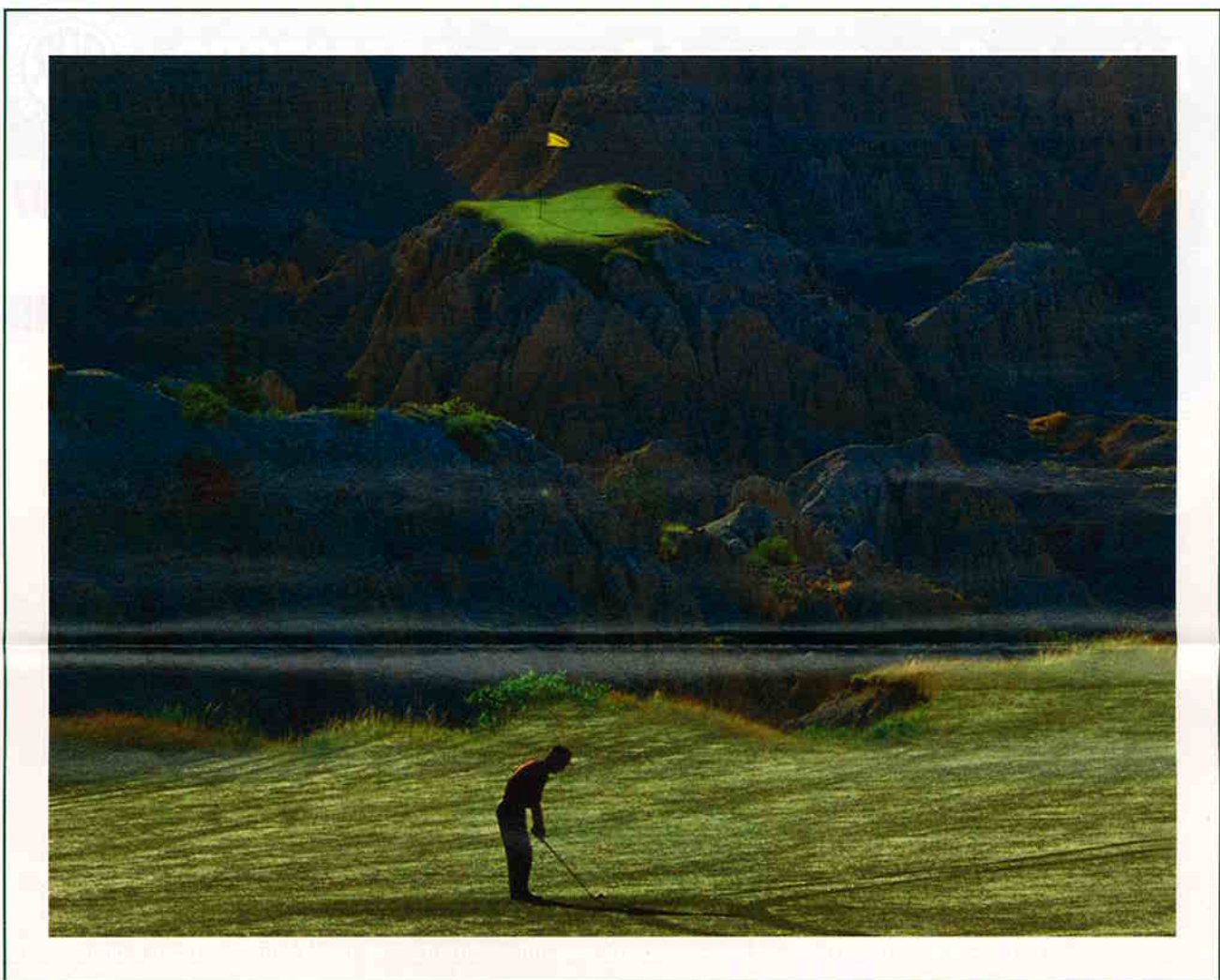
"The response of customers to Richmond Centre has been great, with many asking for specific retailers to be brought to the development," Goodson says. "The community is excited

and ready for a development of this size and nature."

According to Goodson, the retail center eliminates the need to drive more than 40 miles to shop, and provides the community with full and part-time employment for more than 1,500 people, along with projected annual retail sales of approximately

\$200 million.

Richmond Centre is being designed by Greenville-based Pazdan-Smith Group, while Birmingham, Alabama-based Hoar Construction is serving as the general contractor. □



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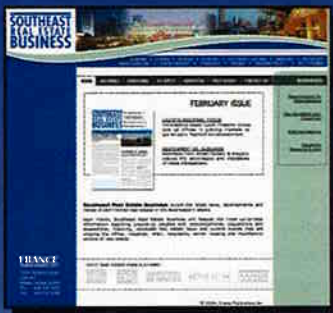
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