



Why Strip Malls?

- **Ubiquitous.** *The median total area of strip malls for each community is 71 acres*
- **They're often under-performing.** *Our selection of commercial sites is valued at less than \$2.7 million per acre vs. new mixed-use often assessed at \$7.7 million per acre*
- **Cloudy future.** *E-Commerce, changing consumption preference, etc.*
- **Potential for near-term change.** *Smaller sites than other suburban forms can be redeveloped incrementally*