

Towson Circle

1 East Joppa Road, Towson, MD 21286



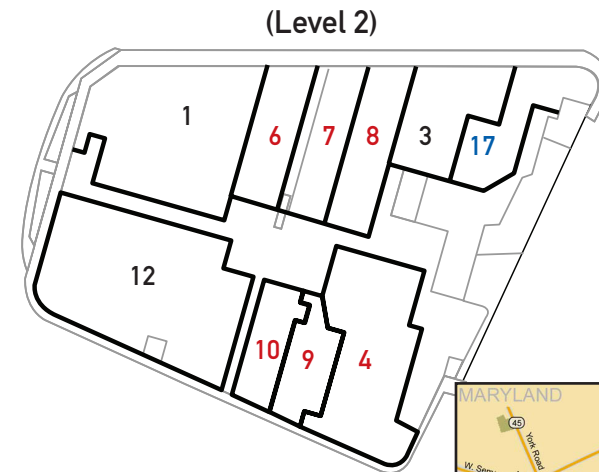
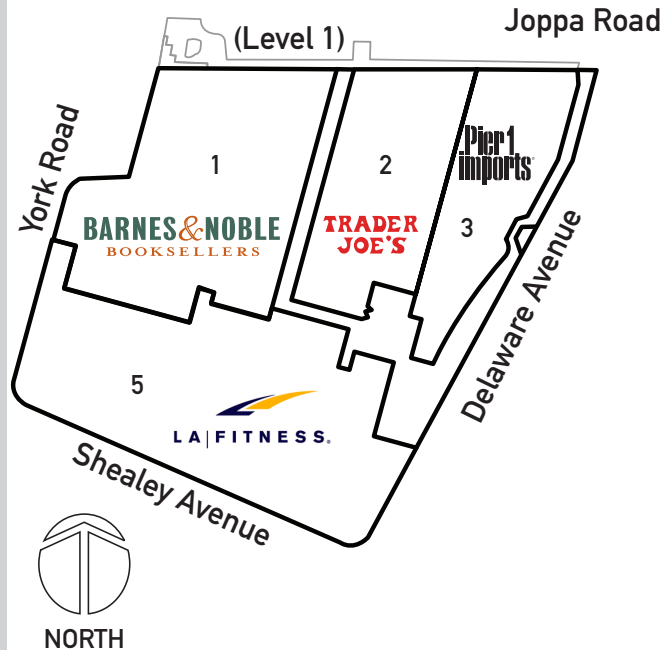
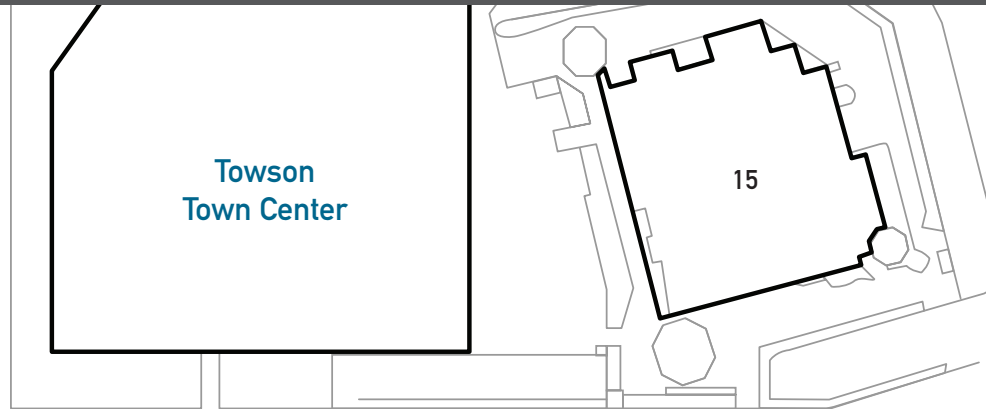
INLAND WESTERN

Retail Real Estate Trust, Inc.

4/30/2012

Center Size: 117,892 Sq. Ft.

Unit#	Sq. Ft.	Tenant
1	31,222	Barnes & Noble
2	11,875	Trader Joe's
3	12,252	Pier 1 Imports
4	9,400	Available
5	21,713	LA Fitness
6	3,128	Available
7	2,087	Available
8	2,293	Available
9	1,996	Available
10	4,000	Available
12	8,863	My Weight Doctor
15	8,838	Bahama Breeze
17		Storage USA (Office & Levels 3-5)



Information given in this presentation is subject to verification and no liability for errors or omissions is assumed.

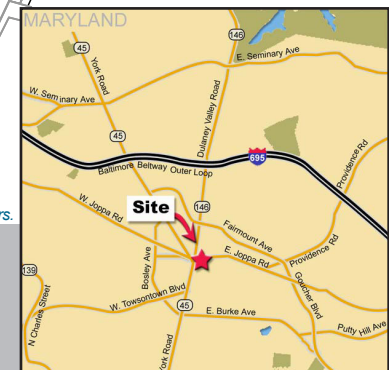
Items in blue are owned by others.



2012 Demographics

Population		Average HH Income	
1 Mile	19,266	1 Mile	\$65,596
3 Mile	112,970	3 Mile	\$82,064
5 Mile	309,478	5 Mile	\$77,895

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