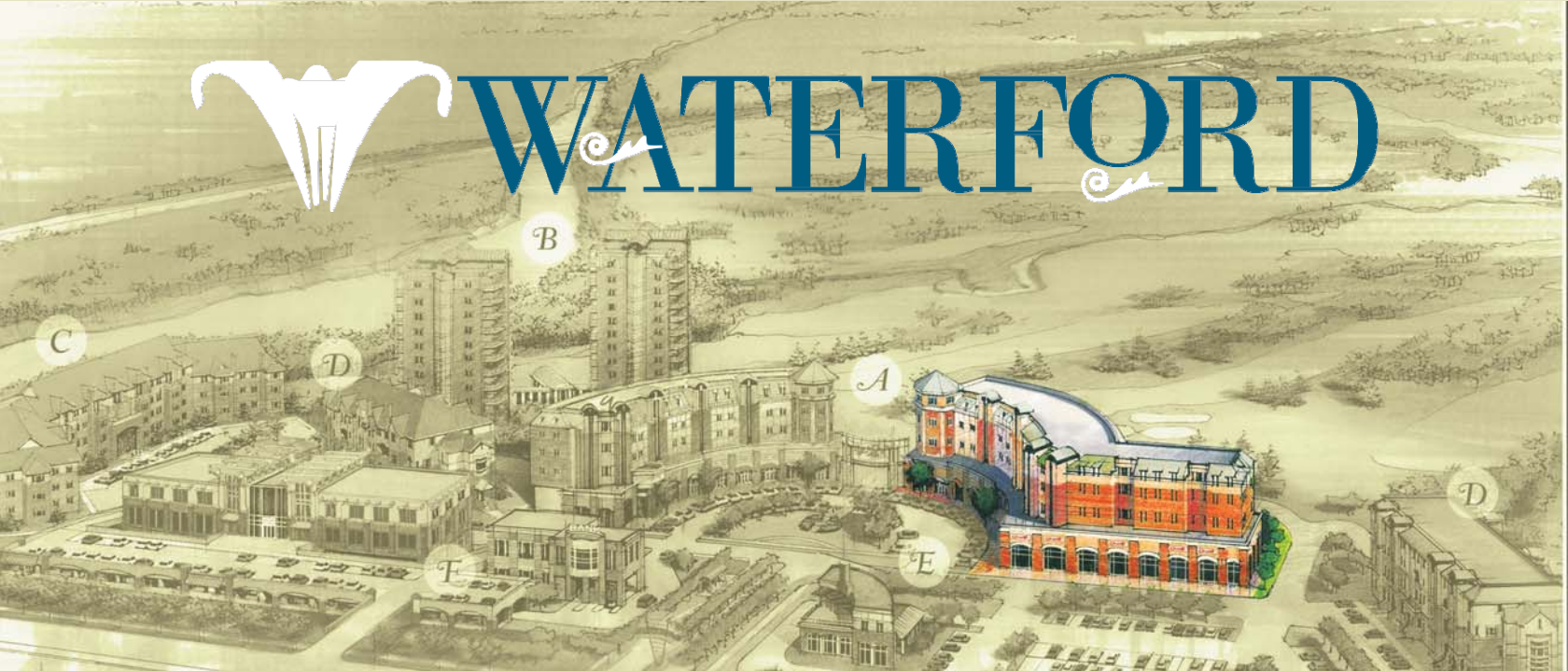




WATERFORD



*Eau Claire's premier development
is now under New Ownership.*

*Contact:
Mid States
Development, Inc.*



Retail Space Available

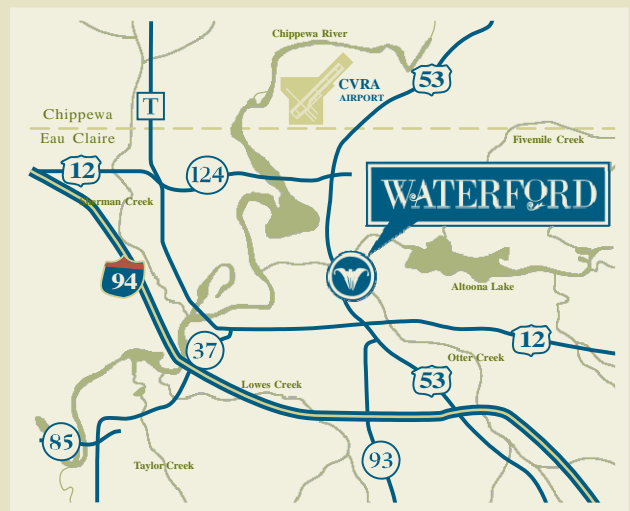
Be part of the exquisite shopping experience at Waterford! Ease of access, location convenience, and striking facade will attract customers to your establishment. A signalized intersection at Main Street and Hastings Way ensures motorists from all directions a smooth arrival into the development, with convenient parking right outside your storefront. Main Street provides fast access to downtown Eau Claire, and to the city's West Side.

The Galleria allows you the opportunity to be part of Eau Claire's very first mixed use development. Shoppers and diners from miles away will come to discover again and again, the urban-inspired design and cosmopolitan elegance that is Waterford.

Demographic Data for Waterford of Eau Claire

	3 miles	5 miles	10 miles
2010 Population Projection	62,088	81,465	107,384
2005 Population Estimate	61,472	79,459	104,785
Average Household Income	\$53,770	\$55,776	\$56,653

* Eau Claire is the retail center for Western Wisconsin, covering a trade area of seven counties and 350,000 potential customers!



*For more information, contact David Sanders at 715-723-2223
www.midstatesdevelopment.com*



WATERFORD

Discover the Many Benefits of Retail Locations at Waterford

- Beautifully designed and constructed buildings provide a sophisticated appeal.
- Parking ramp and lots provide ample parking for your customers and employees.
- Signage opportunities allow you to capture the attention of 50,000 motorists each day.
- Property is contiguous to the Eau Claire Golf and Country Club.
- Easy access from a signalized intersection at Main Street and Hastings Way allows customers and employees to travel to and from your business at Waterford with ease.
- Spaces can be built to suit your specific space requirements.
- Spaces are available for purchase or for lease, providing you the opportunity to customize your terms.
- 38 (of a planned 226) upscale residential units are located just steps away from your storefront!

