

RETAIL SPACE FOR LEASE



Market Heights

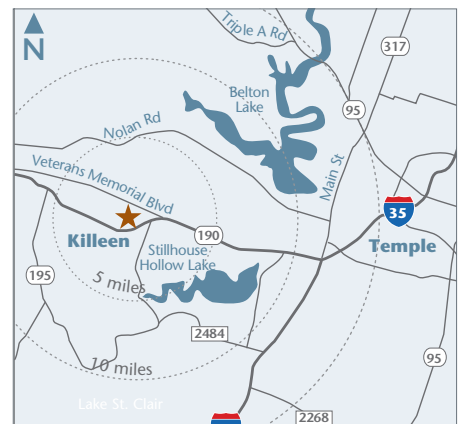
201 E CENTRAL TEXAS EXPRESSWAY | HARKER HEIGHTS, TX 76548

SUITES AVAILABLE FROM 882 TO 5,875 SF



Property Highlights

- 417,000-square-foot* regional power center anchored by Cinemark, Dick's Sporting Goods, Barnes & Noble, Ross Dress for Less and Bed Bath & Beyond.
- The property is shadow-anchored by Target and includes outparcels occupied by Cracker Barrel, Cheddar's, Chick-fil-A, Bank of America, Chase and Panda Express.**
- The center is the dominant shopping center in the retail corridor along Highway 190.
- Fort Hood, the largest employer in Texas, is home to 82,700 military and civilian employees and their families. An additional 61,400 family members live off-post in surrounding areas.



*Approximate. **Not owned by ARCP.



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Property Lineup and Square Footage

Not to scale. *NOT A PART.

AVAILABLE	5,875	CARTER'S	3,866	FIVE GUYS BURGERS & FRIES	2,630	KNOCKOUTS HAIRCUTS FOR MEN	1,494	RAZZOO'S CAJUN CAFE	6,219	TWIN LIQUORS	6,000
AVAILABLE	2,808	CATHERINES	4,000	GENGHIS GRILL	4,655	LANE BRYANT/CACIQUE	7,000	RED'S CORNER GRILL	2,600	ULTA	10,249
AVAILABLE	1,615	CHIPOTLE MEXICAN GRILL	2,200	GREAT CLIPS	1,280	MARKET HEIGHTS FAMILY DENTAL	2,195	ROSS DRESS FOR LESS	28,312	VIOLET	10,930
AVAILABLE	882	CINEMARK	53,491	H&R BLOCK	1,355	MATTRESS FIRM	4,506	RUE21	4,828	WHICH WICH	1,600
ABOUT FACE MED SPA & WELLNESS CENTER	1,800	COMPASS TRADING CO.	2,600	HARKER HEIGHTS EYE CLINIC	1,900	MAURICES	5,000	SALLY BEAUTY SUPPLY	1,500	YO-YO'S FROZEN YOGURT	1,595
ANY LAB TEST NOW	1,280	CONCENTRA PHYSICAL THERAPY	3,000	HARKER HEIGHTS MEDICAL HOME	10,730	NAVY FEDERAL CREDIT UNION	3,448	SPRINT	2,246	TOTAL:	417,067
ARMED FORCES CAREER CENTER	6,082	DICK'S SPORTING GOODS	50,137	ILLUMINATE GYM	7,637	OLD NAVY	13,471	STETSON CIGARS	2,044		
AT&T MOBILITY	3,500	DOLLAR TREE	9,000	INTERSTATE BATTERIES	1,680	PAYLESS SHOESOURCE	3,000	STUDIO NAILS & SPA	2,000		
BARNES & NOBLE BOOKSELLERS	28,500	ECOBLU SPA & SALON	2,774	JACKSON HEWITT TAX SERVICES	1,280	PETCO SUPPLIES & FISH	15,000	THE CHILDREN'S PLACE	4,100		
BED BATH & BEYOND	23,400	FIRST NATIONAL BANK OF TEXAS	5,000	JAMES AVERY JEWELRY	2,805	PORTRAIT INNOVATIONS	2,550	THE VITAMIN SHOPPE	3,206		
		FIVE BELOW	8,000	KIRKLAND'S	8,722	PURE FIT FOODS	1,836	THE WET SEAL	4,889		

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Anchors



Market Data

Demographics**	1 Miles	3 Miles	5 Miles
2014 Estimated Population:	10,000	54,696	118,369
2014 Estimated Avg. Household Income:	\$72,225	\$69,848	\$62,249

Not to scale. *NOT A PART. **Source: Claritas, 2014.

Owned by Cole Credit Property Trust IV, Inc. and managed by American Realty Capital Properties, Inc.



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