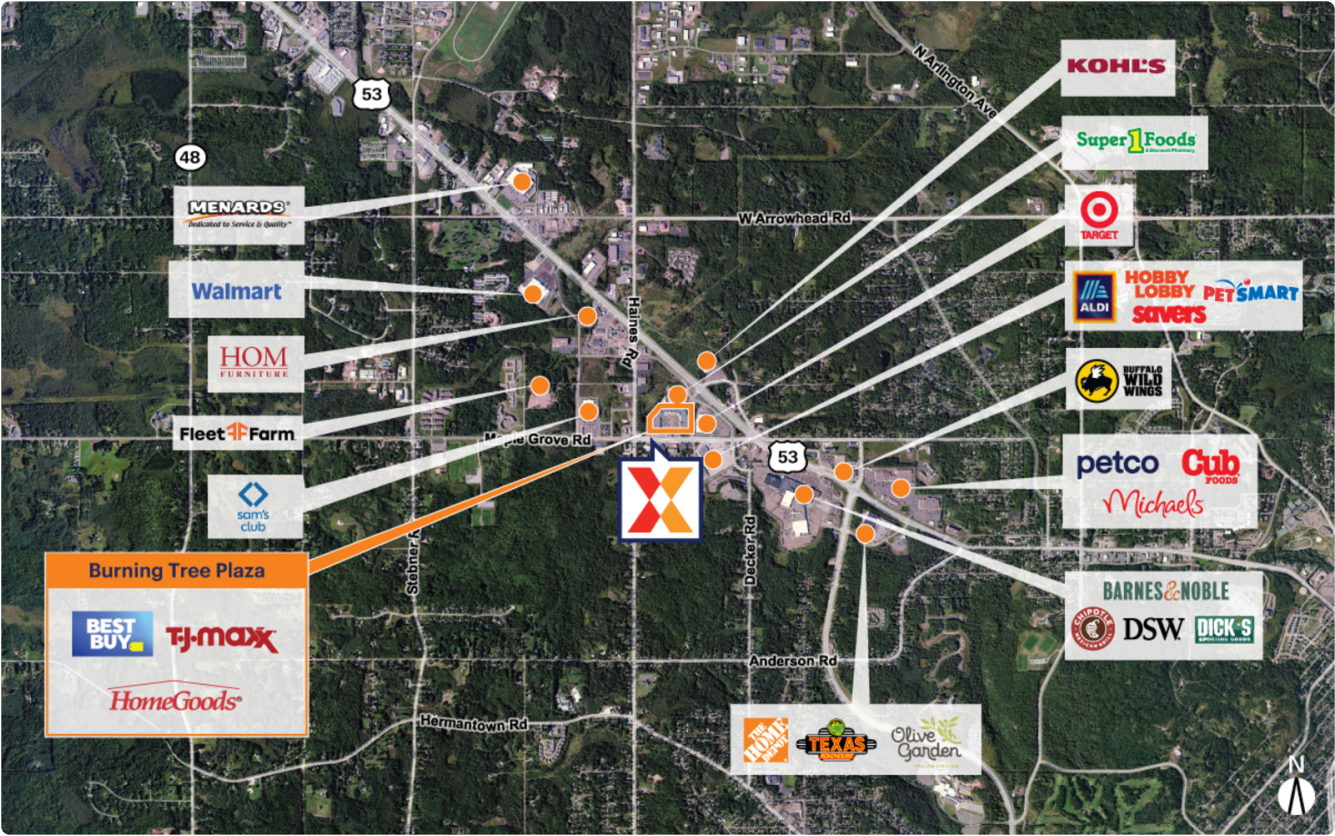


Burning Tree Plaza

St. Louis County Duluth, MN-WI 183,105 Sq Ft

5115 Burning Tree Road | Duluth, MN 55811

46.8087, -92.1714



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|----------|-----------|----------|
| Population | 2,626 | 20,975 | 71,693 |
| Daytime Pop. | 5,547 | 29,179 | 130,136 |
| Households | 1,167 | 8,723 | 30,387 |
| Income | \$84,784 | \$116,420 | \$98,609 |

Source: Synergos Technologies, Inc. 2024

Ranked as the market’s most highly trafficked shopping center (Placer.ai 2024), the center benefits from a strong lineup of national brands such as Best Buy, T.J. Maxx, HomeGoods, Torrid, and SKECHERS

Located in Duluth’s main retail node, within one mile from Miller Hill Mall, the largest enclosed mall in the Northland, drawing 6.1M+ visitors annually

Surrounded by a dense daytime population of 29K+ within a 3-mile radius

Proven tenant stability with nearly 40% of tenants maintaining leases for 11+ years

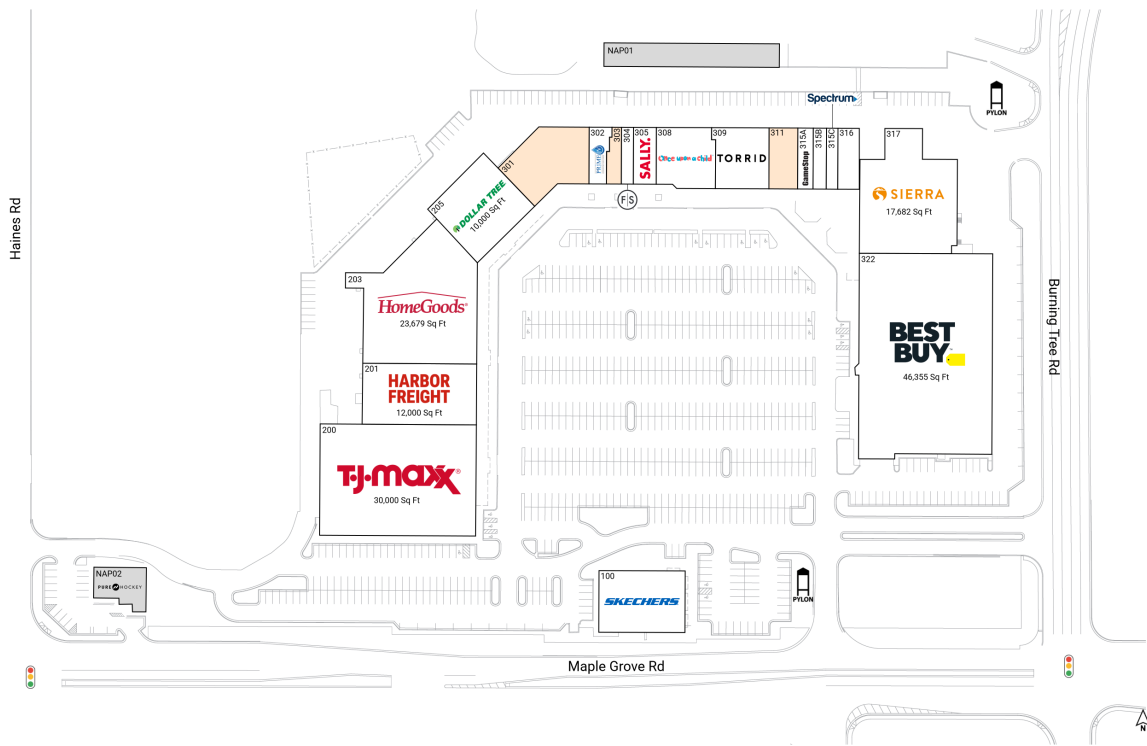


Burning Tree Plaza

5115 Burning Tree Road | Duluth, MN 55811

St. Louis County Duluth, MN-WI 183,105 Sq Ft

46.8087, -92.1714



Available Spaces

| | | | | | |
|-----|-------------|------|-----|-------------|------|
| 301 | 7,768 Sq Ft | 360° | 311 | 3,608 Sq Ft | 360° |
| 303 | 1,500 Sq Ft | 360° | | | |

Current Tenants

Space size listed in square feet

| | | |
|-------|--------------------------------|--------|
| 100 | SKECHERS | 9,040 |
| 200 | T.J. Maxx | 30,000 |
| 201 | Harbor Freight Tools | 12,000 |
| 203 | HomeGoods | 23,679 |
| 205 | Dollar Tree | 10,000 |
| 302 | Prime IV Hydration & Wellness | 1,418 |
| 304 | Fantastic Sams | 1,181 |
| 305 | Sally Beauty Supply | 2,100 |
| 308 | Once Upon a Child | 5,726 |
| 309 | Torrid | 3,639 |
| 315A | GameStop | 1,782 |
| 315B | Big Frog Custom T-Shirts and M | 1,303 |
| 315C | Spectrum | 2,404 |
| 316 | LUX Nails & Spa | 1,920 |
| 317 | Sierra | 17,682 |
| 322 | Best Buy | 46,355 |
| NAP01 | Superone Grocery | 0 |
| NAP02 | Pure Hockey | 0 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

4192

