



Make It's Fashion Part of Your Shopping Center.

It's Fashion has the trendy looks found in mall specialty stores at low prices every day. The stores offer the latest junior-inspired fashions, shoes and accessories for juniors and junior plus. New store prototypes feature an attractive and inviting shopping experience. The success of The Cato Corporation has established our stores as an exciting and distinguished addition to any development.

The Cato Corporation is a leading specialty retailer of value-priced fashion apparel and accessories operating three store brands-Cato, It's Fashion/It's Fashion Metro and Versona, generating \$950 million in sales with approximately 1,375 stores in 33 states.

Site Specifications

- Power centers, national discounters, and/or market dominant grocer anchored strip centers.
- 4,000 sq. ft. with minimum of 40' of frontage.

Demographic Composition

- Metro, middle & rural markets are considered.
- Minimum trade area population of 30,000.
- A broad range of income levels.

Your Presentation Should Include:

- Local map with site and surrounding retail centers clearly indicated.
- Large site plan with tenant listing, parking, store dimensions, curb cuts and traffic lights.
- Leasing plan showing building and space dimensions and front elevations.
- Current demographics.
- Traffic counts.

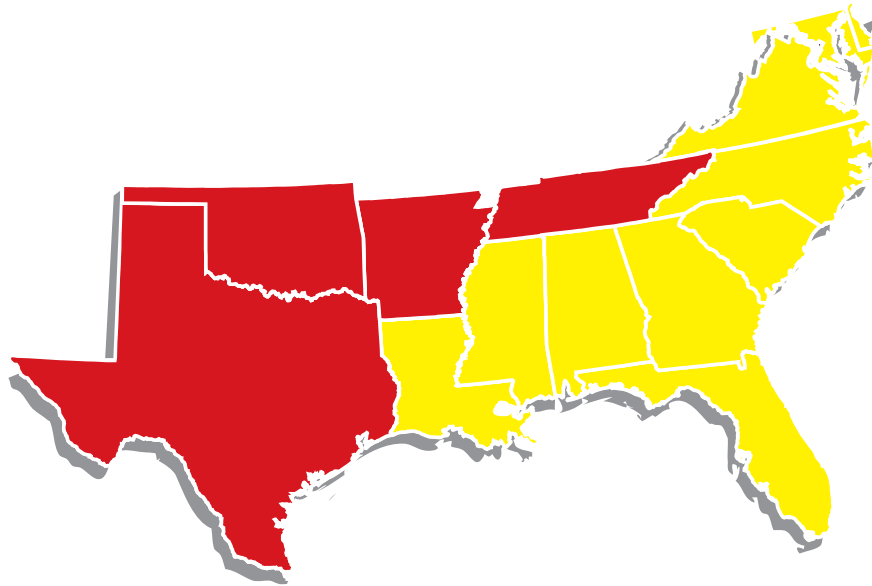
it's fashion

itsfashions.com

The Cato Corporation P.O. Box 34216, Charlotte, NC 28234 Tel: (704) 554-8510 Fax: (704) 551-7594
Shipping Address: 8100 Denmark Road, Charlotte, NC 28273

it's fashion

A DIVISION OF THE CATO CORPORATION



■ Kyle Edwards
■ Warren Doyle

Contact our Real Estate Department

Warren Doyle, Vice President Corporate Real Estate
(704) 551-7641 wdoyl@catocorp.com
Alabama, Delaware, Florida, Georgia,
Louisiana, Maryland, Mississippi,
North Carolina, South Carolina, Virginia,

Kyle Edwards, Regional Vice President
Director of Real Estate
(972) 423-8148 kedwa@catocorp.com
Arkansas, Oklahoma, Tennessee, Texas

Julie Dobler, Director of Real Estate
Lease Renewals and Extensions
(704) 571-7739 jdobl@catocorp.com
All states

