Federal Realty Investment Trust is an equity real estate investment trust (REIT) specializing in the ownership, management and redevelopment of high-quality retail properties, including shopping centers and urban, mixed-use properties. Federal Realty’s portfolio is located in strategically selected metropolitan markets in the Northeast, Mid-Atlantic, California, and Florida.

The Trust’s principal competitive advantages stem from property locations that are widely recognized for having very strong demographics, including dense populations, high household incomes, and significant barriers to entry. These competitive advantages result in strong consumer demand, outstanding sales, and superior operating results.

A key element of the Trust’s strategy for maximizing income and increasing property value is redevelopment and remerchandising. From simple improvements such as façade renovations to more comprehensive reconfigurations, these redevelopments typically improve rental and occupancy rates. In addition, the Trust has significant experience in the master planning, design, redevelopment, and operations of mixed-use properties. Investments in these redevelopments are justified on a return-on-invested-capital basis, include risk mitigation measures, and compete for capital with acquisition opportunities available to the Trust.

Also contributing to the future growth of Federal Realty is the ability to acquire operating properties within our core markets that possess value-enhancing opportunities. In addition, Federal Realty seeks to acquire stabilized, supermarket-anchored shopping centers in the Trust’s target markets.

Over its 55 year history, Federal Realty has produced an outstanding track record, including growth in dividends per share. The Trust has paid quarterly dividends to its shareholders continuously since its founding in 1962, and has increased its dividend rate for 50 consecutive years, the longest consecutive record in the REIT industry.

Shares of Federal Realty are traded on the New York Stock Exchange under the symbol FRT. For additional information about Federal Realty, please visit www.federalrealty.com.
White Marsh Ground Leases
Berwick’s, TGI Fridays, Red Lobster

White Marsh Plaza
Baltimore, Maryland
80,000 square feet
Giant Food

Wildwood Shopping Center
Bethesda, Maryland
83,000 square feet
Balducci’s, Starbucks, Elizabeth Arden
Red Door Salon, South Moon Under, bluemercury, CVS Pharmacy
www.shopswildwood.com

Massachusetts

Assembly Row/Assemble Square
Somerville, Massachusetts
779,000 square feet
LEGOLAND Discovery Center, J.Crew, Nike Factory, Earls Kitchen + Bar, Papagayo, PAUL Bakery, Brooks Brothers Factory Store, Banana Republic, Chico’s Outlet, Le Creuset, Saks Off 5th, Puma, Bed Bath & Beyond, T.J. Maxx ‘N More, Trader Joe’s
www.assemblebrow.com

Atlantic Plaza
North Reading, Massachusetts
123,000 square feet
Stop & Shop, Massage Envy

Campus Plaza
Bridgewater, Massachusetts
116,000 square feet
Roche Bros., Burlington Coat Factory

Chelsea Commons
Chelsea, Massachusetts
222,000 square feet
Home Depot, Planet Fitness, CVS Pharmacy

Dedham Plaza
Dedham, Massachusetts
241,000 square feet
Star Market, Dress Barn, Panera Bread

Linden Square
Wellesley, Massachusetts
233,000 square feet
Roche Bros., California Pizza Kitchen, CVS Pharmacy, Starbucks, Pure Barre, bluemercury, Talbots
www.shoplindensquare.com

North Dartmouth
North Dartmouth, Massachusetts
48,000 square feet
Stop & Shop

Queen Anne Plaza
Norwell, Massachusetts
149,000 square feet
T.J. Maxx, HomeGoods, Big Y Foods

Saugus Plaza
Saugus, Massachusetts
169,000 square feet
kmart, Super Stop & Shop

Michigan

Gratiot Plaza
Roseville, Michigan
217,000 square feet
Kroger, Bed Bath & Beyond, Best Buy, DSW

NEW JERSEY

Brick Plaza
Brick, New Jersey
433,000 square feet
Smashburger, Barnes & Noble, AMC Loews, The Bon Ton, PetSmart

Brook 35
Seaville, New Jersey
98,000 square feet
Ann Taylor, Banana Republic, Coach, Williams-Sonoma
www.brook35plaza.com

Ellisburg Circle
Cherry Hill, New Jersey
268,000 square feet
Stein Mart, Buy Buy Baby, Whole Foods

Mercer Mall
Lawrenceville, New Jersey
530,000 square feet
ShopRite, DSW, REI, Nordstrom Rack, Bed Bath & Beyond, T.J. Maxx, Raymour & Flanigan Furniture, Ross Dress for Less

The Grove at Shrewsbury
Shrewsbury, New Jersey
192,000 square feet
Brooks Brothers, Lululemon Pottery Barn, J.Crew
www.thegroveatshrewsbury.com

Troy Hills Shopping Center
Parsonage-Troy, New Jersey
211,000 square feet
Petco, LA Fitness, Michaels

New York

Fresh Meadows Avenue Shops
Queens, New York
83,000 square feet
Island of Gold, Rite Aid

Fresh Meadows Place
Queens, New York
404,000 square feet
AMC, Kohl’s, CVS Pharmacy, Michaels, Starbucks, Modell’s

Greenlawn Plaza
Greenlawn, New York
106,000 square feet
Tuesday Morning, Greenlawn Farms

Hauppauge Shopping Center
Hauppauge, New York
134,000 square feet
ShopRite, A.C. Moore, Chipotle, Panera Bread

Huntington Shopping Center
Huntington, New York
279,000 square feet
Bed Bath & Beyond, Nordstrom Rack, Michaels, Buy Buy Baby, PetSmart

Huntington Square
East Northport, New York
74,000 square feet
Barnes & Noble, Chili’s, Dress Barn

Melville Mall
Huntington, New York
251,000 square feet
Marshalls, Macy’s Backstage, Dick’s Sporting Goods, Field & Stream, Uncle Giuseppe’s Marketplace

North Carolina

Eastgate
Chapel Hill, North Carolina
158,000 square feet
Stein Mart, Chico’s, Talbots, Rite Aid, Trader Joe’s, Massage Envy, ULTA
www.shoppingeastgate.com

Pennsylvania

Andorra Shopping Center
Philadelphia, Pennsylvania
264,000 square feet
Kohl’s, Acme Markets, LA Fitness, Petco, Staples

Bala Cynwyd Shopping Center
Bala Cynwyd, Pennsylvania
295,000 square feet
Lord & Taylor, Acme Markets, Dress Barn, LA Fitness, Michaels

Flourtown Shopping Center
Flourtown, Pennsylvania
156,000 square feet
Giant Food, Movie Tavern

Lancaster Shopping Center
Lancaster, Pennsylvania
127,000 square feet
Giant Food, Michaels

Langhorne Square Shopping Center
Levittown, Pennsylvania
227,000 square feet
Redner’s Supermarket, Marshalls, Panera Bread, Planet Fitness

Lawrence Park Shopping Center
Broomall, Pennsylvania
373,000 square feet
Acme Market, T.J. Maxx, HomeGoods

Northeast Shopping Center
Philadelphia, Pennsylvania
288,000 square feet
Marshalls, Burlington Coat Factory, A.C. Moore

Town Center of New Britain
New Britain, Pennsylvania
124,000 square feet
Giant Food, Rite Aid

Willow Grove Shopping Center
Willow Grove, Pennsylvania
211,000 square feet
Marshalls, Barnes & Noble, HomeGoods

Wynnewood Shopping Center
Wynnewood, Pennsylvania
251,000 square feet
Giant Food, Bed Bath & Beyond, Old Navy, DSW
www.shopsatwynnewood.com

Virginia

29th Place
Charlottesville, Virginia
169,000 square feet
Staples, Starbucks, HomeGoods, DSW

7707 Richmond Highway
Alexandria, Virginia
60,000 square feet
Gold’s Gym

Barcroft Plaza
Falls Church, Virginia
156,000 square feet
Bank of America, Harris Teeter, Starbucks

Barracks Road Shopping Center
Charlottesville, Virginia
498,000 square feet
Harris Teeter, Bed Bath & Beyond, Michaels, Old Navy, CVS Pharmacy, Kroger, Anthropologie, ULTA
www.barracksroad.com

Falls Plaza
Falls Church, Virginia
144,000 square feet
Giant Food, CVS Pharmacy, Staples, Starbucks

Graham Park Plaza
Falls Church, Virginia
260,000 square feet
Jos. A. Bank, CVS Pharmacy, LA Fitness, Giant Food

Idlywood Plaza
Falls Church, Virginia
73,000 square feet
Whole Foods, Gym Source, Jason’s Deli, Starbucks

Leesburg Plaza
Leesburg, Virginia
236,000 square feet
Giant Food, Pier 1, PetSmart, Office Depot

Mount Vernon Plaza
Alexandria, Virginia
569,000 square feet
Shoppers Food Warehouse, Staples, T.J. Maxx, Home Depot, Michaels, Bed Bath & Beyond, PetSmart

Old Keene Mill Shopping Center
Springfield, Virginia
92,000 square feet
Whole Foods, Starbucks, Walgreens

Pan Am Shopping Center
Fairfax, Virginia
227,000 square feet
Safeway, Micro Center, Michaels, CVS Pharmacy, Starbucks

Pentagon Row
Arlington, Virginia
298,000 square feet
Harris Teeter, Bed Bath & Beyond, DSW, Elizabeth Arden Red Door Salon, World Market, T.J. Maxx
www.pentagonrow.com

Pike 7 Plaza
Vienna, Virginia
164,000 square feet
T.J. Maxx, Staples, DSW, Panera Bread, Sakura Japanese Steakhouse

Tower Shopping Center
Springfield, Virginia
112,000 square feet
Talbots, L.A. Mart, Quizno’s, Baskin-Robbins, Total Wine & More

Tysons Station
Falls Church, Virginia
50,000 square feet
Trader Joe’s

Village at Shirlington
Arlington, Virginia
266,000 square feet
Harris Teeter, Carriage Grand Cafe, Capitol City Brewing Company, Busboys and Poets, Guapos, My Thrive Pilates, AMC
www.villageatshirlington.com

Willow Lawn
Richmond, Virginia
462,000 square feet
Old Navy, Kroger, Gold’s Gym, Panera Bread, Staples, Ross Dress For Less
www.willowlawn.com