

Core Markets



CORPORATE HEADQUARTERS

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Rockville, MD 20852-4041
PH 301.998.8100
FX 301.998.3700

REGIONAL OFFICES

Boston
5 Middlesex Avenue, Suite 401
Somerville, MA 02145
PH 617.684.1500
FX 617.623.3601

Los Angeles
2041 Rosecrans Avenue, Suite 245
El Segundo, CA 90245
PH 310.414.5285
FX 310.333.0766

Philadelphia
50 East Wynnewood Road, Suite 200
Wynnewood, PA 19096
PH 610.896.5870
FX 610.896.5876

San Jose
3055 Olin Avenue, Suite 2100
San Jose, CA 95128-2069
PH 408.551.4600
FX 408.551.4616

South Florida
7015 Beracasa Way, Suite 204
Boca Raton, FL 33433
PH 561.347.6522
FX 561.368.6223

www.federalrealty.com



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, which 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 49-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 44 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.

CALIFORNIA

Colorado Boulevard
Pasadena, California
69,000 square feet

14 N. Fair Oaks Ave.
27,000 square feet
Pottery Barn

140–168 W. Colorado Blvd.
42,000 square feet
Banana Republic, Villa Sorriso

Crow Canyon Commons
San Ramon, California
242,000 square feet
Bank of America, Loehmann's, Rite Aid Pharmacy

Escondido Promenade
Escondido, California
297,000 square feet
Target, Toys R Us, T.J. Maxx, Pier 1, Tilly's, Cost Plus, Mervyns**
*Target and Mervyns not owned by FRIT
www.EscondidoPromenade.com

Fifth Avenue / Gaslamp Quarter
San Diego, California
51,000 square feet

643–653 Fifth Ave.
7,000 square feet
Ghirardelli Chocolates

665 Fifth Ave.
10,000 square feet
Urban Outfitters

825–831 Fifth Ave.
18,000 square feet
Urban Bar & Grill

Hermosa Avenue
1221–1237 Hermosa Beach, California
23,000 square feet
Chase Bank, Frosted Cupcakery

Hollywood Boulevard
Hollywood, California
151,000 square feet

Petersen Building
7001 Hollywood Blvd.
26,000 square feet

Galaxy Building
7021 Hollywood Blvd.
125,000 square feet
DSW, LA Fitness, Fresh & Easy, CVS Pharmacy, Neighborhood Market

Kings Court
Los Gatos, California
79,000 square feet
Lunardi's, CVS
www.KingsCourtLG.com

Old Town Center
Los Gatos, California
98,000 square feet
Banana Republic, California Cafe, Gap, Talbots, Sur La Table
www.ShopsAtOldTownCenter.com

Santana Row
San Jose, California
625,000 square feet
CinéArts Theatres, The Container Store, Crate & Barrel, Gucci, Best Buy, H&M, Priscilla of Boston, Kara's Cupcakes, Yardhouse
www.SantanaRow.com

Third Street Promenade
Santa Monica, California
208,000 square feet

301 Arizona Ave.
43,000 square feet
American Eagle Outfitters

1202 Third St.
45,000 square feet
Banana Republic

1222 Third St.
15,000 square feet
J. Crew

1225 Third St.
4,000 square feet
Club Monaco

1232–1240 Third St.
27,000 square feet
Old Navy

1337 Third St.
20,000 square feet
Express

1343–1349 Third St.
22,000 square feet
Abercrombie & Fitch, Skechers, Esprit

1344 Third St.
3,000 square feet
Steve Madden

214 Wilshire Blvd.
30,000 square feet
Knoll Furniture, California Pizza Kitchen

Westgate Mall
San Jose, California
642,000 square feet
Target, Old Navy, Barnes & Noble, Michaels, Ross Dress For Less, Nordstrom Rack, Burlington Coat Factory
www.ShopsAtWestgateMall.com

150 Post Street
San Francisco, California
102,000 square feet
Brooks Brothers, H&M

CONNECTICUT

Bristol Plaza
Bristol, Connecticut
269,000 square feet
Stop & Shop, T.J. Maxx, Starbucks

Greenwich Avenue
Greenwich, Connecticut
35,000 square feet
Saks Fifth Avenue

DISTRICT OF COLUMBIA

Friendship Center
Washington, D.C.
119,000 square feet
Maggiano's, Loehmann's, Nordstrom Rack

Sam's Park & Shop
Washington, D.C.
49,000 square feet
PETCO, California Tortilla, Weygandt Wines, Palena

FLORIDA

Courtyard Shops at Wellington
Wellington, Florida
130,000 square feet
Publix, Tijuana Flats Burrito, Bank of America
www.CourtyardShopsAtWellington.com

Del Mar Village
Boca Raton, Florida
179,000 square feet
Giant Food, CVS Pharmacy, LA Fitness, Marshalls, Laurel 6 Theaters, Toys R Us
www.ShopsAtDelMar.com

Tower Shops
Davie, Florida
370,000 square feet
Publix, Ross, Office Depot, DSW, TJ Maxx, Michaels, Old Navy

ILLINOIS

Crossroads Shopping Center
Highland Park, Illinois
168,000 square feet
Guitar Center, Golfsmith, LA Fitness

Finley Square Shopping Center
Downers Grove, Illinois
315,000 square feet
Bed Bath & Beyond, Buy Buy Baby, PetSmart, Chipotle

Garden Market Shopping Center
Western Springs, Illinois
140,000 square feet
Dominick's, Walgreens

North Lake Commons
Lake Zurich, Illinois
129,000 square feet
Dominick's, Massage Envy

MARYLAND

Bethesda Row
Bethesda, Maryland
533,000 square feet
Giant Food, Barnes & Noble, Aveda, Cafe Deluxe, Mon Ami Gabi, Jaleo, Landmark Theatre, Mussel Bar by RW, Sweetgreen, Apple, Lebanese Taverna, Ginger, Georgetown Cupcake, Equinox Fitness, American Tap Room
www.BethesdaRow.com

Congressional Plaza
Rockville, Maryland
330,000 square feet
The Container Store, Buy Buy Baby, Ann Taylor Loft, Ulta, White House/Black Market, Matchbox, Neiman Marcus Last Call Studio, Bark!
www.congressionalplaza.com

Courthouse Center
Rockville, Maryland
36,000 square feet
Rockville Interiors

Federal Plaza
Rockville, Maryland
248,000 square feet
Ross Dress For Less, T.J. Maxx, Trader Joe's, Five Below, Micro Center, Silver Diner

Free State Shopping Center
Bowie, Maryland
279,000 square feet
Giant, Office Depot, Ross Dress for Less, T.J. Maxx

Gaithersburg Square
Gaithersburg, Maryland
207,000 square feet
Bed Bath & Beyond, Ross Dress For Less, CVS Pharmacy, Chipotle

Governor Plaza
Glen Burnie, Maryland
267,000 square feet
AC Moore, Aldi, Office Depot, Chuck E. Cheese's, Panera Bread, Bally Total Fitness, PETCO

Laurel Shopping Center
Laurel, Maryland
388,000 square feet
Giant Food, CVS Pharmacy, LA Fitness, Marshalls, Laurel 6 Theaters, Toys R Us
www.laurelshoppingcenter.com

Mid-Pike Plaza
Rockville, Maryland
271,000 square feet
Bally Total Fitness, Chipotle, CVS Pharmacy, Bank of America, Starbucks, La Madeleine

Nottingham Square
Baltimore, Maryland
53,000 square feet
Starbucks, Mattress Discounters, Next Day Blinds

Perring Plaza
Baltimore, Maryland
401,000 square feet
Home Depot, Modell's, Shoppers Food Warehouse, Joann Fabrics, Office Depot, Burlington Coat Factory, The Room Store

Plaza del Mercado
Silver Spring, Maryland
96,000 square feet
Giant Food, CVS Pharmacy

Quince Orchard
Gaithersburg, Maryland
248,000 square feet
Magruder's Supermarket, Chevys Mexican Restaurant, Staples

Rockville Town Square
Rockville, Maryland
174,000 square feet
CVS Pharmacy, Gold's Gym, Gordon Biersch, Noodles & Co., Spice Xing, Thai Pavilion, Five Guys, Buffalo Wild Wings
www.rockvilletownsquare.com

THE AVENUE at White Marsh
Baltimore, Maryland
298,000 square feet
Staples, AMC Loews, Old Navy, Barnes & Noble, Men's Wearhouse
www.theavenueatwhitemarsh.com

White Marsh Other
Baltimore, Maryland
49,000 square feet

Byron Station Shopping Center
13,000 square feet
Casa Mia's

White Marsh Ground Leases
49,000 square feet
Bertucci's, TGI Friday's, Red Lobster

White Marsh Plaza
80,000 square feet
Giant Food

Wildwood Shopping Center
Bethesda, Maryland
84,000 square feet
Balducci's, Yves Delorme, Starbucks, Elizabeth Arden Red Door Salon, South Moon Under, Mixt Greens, Capitol Teas, bluemercury
www.shopsatwildwood.com

MASSACHUSETTS

Assembly Square
Somerville, Massachusetts
332,000 square feet
T.J. Maxx, Bed Bath & Beyond, Staples, Kmart, Christmas Tree Shops, Sports Authority, A.C. Moore

Atlantic Plaza
North Reading, Massachusetts
123,000 square feet
Sears Hardware, Stop & Shop

Campus Plaza
Bridgewater, Massachusetts
117,000 square feet
Roche Bros., Burlington Coat Factory

Chelsea Commons
Chelsea, Massachusetts
222,000 square feet
Home Depot, Sav-A-Lot, CVS Pharmacy

Dedham Plaza
Dedham, Massachusetts
243,000 square feet
Star Market, Casual Male, Dress Barn, Panera Bread

Linden Square
Wellesley, Massachusetts
222,000 square feet
Roche Bros., California Pizza Kitchen, CVS Pharmacy, Kenzie Kids, National Jean Co., Starbucks, Wellesley Hardware, Divine Kitchens, Bank of America
www.shoplindensquare.com

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

Pleasant Shops
Weymouth, Massachusetts
130,000 square feet
Foodmaster, Marshalls, Starbucks, CVS Pharmacy

Queen Anne Plaza
Norwell, Massachusetts
149,000 square feet
T.J. Maxx, Hannaford

Saugus Plaza
Saugus, Massachusetts
170,000 square feet
Kmart, Super Stop & Shop, Verizon Wireless

Brick Plaza
Brick, New Jersey
409,000 square feet
A&P Grocery Store, Barnes & Noble, AMC Loews, The Sports Authority, The Bon Ton, PetSmart

Ellisburg Circle
Cherry Hill, New Jersey
267,000 square feet
Stein Mart, Genuardi's, Buy Buy Baby, Five Guys

Mercer Mall
Lawrenceville, New Jersey
500,000 square feet
ShopRite, DSW, Ross Dress For Less, Bed Bath & Beyond, T.J. Maxx, Raymour & Flanigan Furniture, Office Depot

Troy Hills Shopping Center
Parsippany-Troy, New Jersey
207,000 square feet
Pathmark, PETCO, LA Fitness

Langhorne Square Shopping Center
Levittown, Pennsylvania
219,000 square feet
Redner's Supermarket, Marshalls, Panera Bread, Planet Fitness

Lawrence Park Shopping Center
Broomall, Pennsylvania
353,000 square feet
Acme Market, T.J. Maxx, Barnes & Noble, Jefferson HealthCARE, Home Goods, CVS Pharmacy, CHI

Forest Hills
108–22 Queens Blvd.
Forest Hills, New York
48,000 square feet
Midway Theatre

Fresh Meadows
Queens, New York
406,000 square feet
Kohl's, CVS Pharmacy, Applebee's, Starbucks, Filene's Basement, Island of Gold

Greenlawn Plaza
Greenlawn, New York
106,000 square feet
Waldbaum's, Tuesday Morning

Hauppauge Shopping Center
Hauppauge, New York
133,000 square feet
ShopRite, Dress Barn, A.C. Moore

Huntington Shopping Center
Huntington, New York
292,000 square feet
Bed Bath & Beyond, Toys R Us, PetSmart, Barnes & Noble, Applebee's, Buy Buy Baby

Huntington Square
East Northport, New York
74,000 square feet
Barnes & Noble, Bed Bath & Beyond, Michaels

Melville Mall
Huntington, New York
248,000 square feet
Marshalls, Kohl's, Dick's Sporting Goods, Waldbaum's

The Vogue Building
301 E. Houston St.
Toscana Ristorante

The Kress Building
311–315 E. Houston St.
Texas de Brazil

The Maverick Building
400 E. Houston St.

The Stuart Building
306 E. Houston St.

The Walgreen Building
300 E. Houston St.
Walgreens Drugs

The Valencia Hotel Building
160 E. Houston St.
Hotel Valencia, Acenar Restaurant

Bala Cynwyd Shopping Center
Bala Cynwyd, Pennsylvania
282,000 square feet
Lord & Taylor, Acme Markets, Dress Barn, LA Fitness, Qdoba Mexican Grill

Flourtown Shopping Center
Flourtown, Pennsylvania
166,000 square feet
Genuardi's, Hollywood Tans, Subway

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

Langhorne Square Shopping Center
Levittown, Pennsylvania
219,000 square feet
Redner's Supermarket, Marshalls, Panera Bread, Planet Fitness

Lawrence Park Shopping Center
Broomall, Pennsylvania
353,000 square feet
Acme Market, T.J. Maxx, Barnes & Noble, Jefferson HealthCARE, Home Goods, CVS Pharmacy, CHI

Leesburg Shopping Center
Philadelphia, Pennsylvania
285,000 square feet
Marshalls, Burlington Coat Factory, Ninety Nine Restaurant

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

Willow Grove Shopping Center
Willow Grove, Pennsylvania
215,000 square feet
Marshalls, Barnes & Noble, Modell's, HomeGoods

Wynnewood Shopping Center
Wynnewood, Pennsylvania
256,000 square feet
Genuardi's, Bed Bath & Beyond, Old Navy, Millennium Hair & Day Spa, Elevation Burger, Thai Pillin

Leesburg, Virginia
236,000 square feet
Giant Food, Pier 1, PetSmart, Office Depot, Party City, Fitness First, California Tortilla

Loehmann's Plaza
Falls Church, Virginia
268,000 square feet
Loehmann's, Jos. A. Bank, Celebrity Dolly, CVS Pharmacy, Bally Total Fitness, Giant Food, Bova Furniture

Mount Vernon Plaza
Alexandria, Virginia
571,000 square feet
Shoppers Food Warehouse, Staples, T.J. Maxx, Home Depot, Bed Bath & Beyond, PetSmart, Michaels

Old Keene Mill Shopping Center
Springfield, Virginia
92,000 square feet
Whole Foods, Austin Grill, Washington Sports Club, Starbucks, Walgreens

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

Pentagon Row
Arlington, Virginia
297,000 square feet
Harris Teeter, Bed Bath & Beyond, Chico's, Sur La Table, Elizabeth Arden Red Door Salon, DSW, Wynn Trail Outfitters, Bally Total Fitness, Cost Plus World Market
www.pentagonrow.com

Pike 7 Plaza
Vienna, Virginia
164,000 square feet
T.J. Maxx, Staples, DSW, Gold's Gym, Panera Bread, Sakura Japanese Steakhouse

Shoppers World
Charlottesville, Virginia
169,000 square feet
Staples, Starbucks, Massage Envy, Advanced Auto Parts, Super Shoes

Tower Shopping Center
Springfield, Virginia
112,000 square feet
Talbots, Virginia Fine Wines, L.A. Mart

Tyson's Station
Falls Church, Virginia
49,000 square feet
Trader Joe's

Village at Shirlington
Arlington, Virginia
261,000 square feet
Harris Teeter, Carlyle Grand Cafe, Dogma Bakery, Capitol City Brewing Company, CakeLove, Busboys and Poets, Shirlington Theatre, Guapos, Thrive Pilates
www.villageatshirlington.com

Willow Lawn
Richmond, Virginia
436,000 square feet
Old Navy, Kroger Supermarket, Dress Barn, Bath & Body Works, Ross Dress For Less, Gold's Gym, Panera Bread, Dollar Tree, Staples
www.willowlawn.com

Chelsea Commons
Chelsea, Massachusetts
222,000 square feet
Home Depot, Sav-A-Lot, CVS Pharmacy

Dedham Plaza
Dedham, Massachusetts
243,000 square feet
Star Market, Casual Male, Dress Barn, Panera Bread

Linden Square
Wellesley, Massachusetts
222,000 square feet
Roche Bros., California Pizza Kitchen, CVS Pharmacy, Kenzie Kids, National Jean Co., Starbucks, Wellesley Hardware, Divine Kitchens, Bank of America
www.shoplindensquare.com

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

Pleasant Shops
Weymouth, Massachusetts
130,000 square feet
Foodmaster, Marshalls, Starbucks, CVS Pharmacy

Queen Anne Plaza
Norwell, Massachusetts
149,000 square feet
T.J. Maxx, Hannaford

Saugus Plaza
Saugus, Massachusetts
170,000 square feet
Kmart, Super Stop & Shop, Verizon Wireless

Brick Plaza
Brick, New Jersey
409,000 square feet
A&P Grocery Store, Barnes & Noble, AMC Loews, The Sports Authority, The Bon Ton, PetSmart

Ellisburg Circle
Cherry Hill, New Jersey
267,000 square feet
Stein Mart, Genuardi's, Buy Buy Baby, Five Guys

Mercer Mall
Lawrenceville, New Jersey
500,000 square feet
ShopRite, DSW, Ross Dress For Less, Bed Bath & Beyond, T.J. Maxx, Raymour & Flanigan Furniture, Office Depot

Troy Hills Shopping Center
Parsippany-Troy, New Jersey
207,000 square feet
Pathmark, PETCO, LA Fitness

Langhorne Square Shopping Center
Levittown, Pennsylvania
219,000 square feet
Redner's Supermarket, Marshalls, Panera Bread, Planet Fitness

Lawrence Park Shopping Center
Broomall, Pennsylvania
353,000 square feet
Acme Market, T.J. Maxx, Barnes & Noble, Jefferson HealthCARE, Home Goods, CVS Pharmacy, CHI

Leesburg Shopping Center
Philadelphia, Pennsylvania
285,000 square feet
Marshalls, Burlington Coat Factory, Ninety Nine Restaurant

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

Willow Grove Shopping Center
Willow Grove, Pennsylvania
215,000 square feet
Marshalls, Barnes & Noble, Modell's, HomeGoods

Wynnewood Shopping Center
Wynnewood, Pennsylvania
256,000 square feet
Genuardi's, Bed Bath & Beyond, Old Navy, Millennium Hair & Day Spa, Elevation Burger, Thai Pillin

Huntington Shopping Center
Huntington, New York
292,000 square feet
Bed Bath & Beyond, Toys R Us, PetSmart, Barnes & Noble, Applebee's, Buy Buy Baby

Huntington Square
East Northport, New York
74,000 square feet
Barnes & Noble, Bed Bath & Beyond, Michaels

Melville Mall
Huntington, New York
248,000 square feet
Marshalls, Kohl's, Dick's Sporting Goods, Waldbaum's

The Vogue Building
301 E. Houston St.
Toscana Ristorante

The Kress Building
311–315 E. Houston St.
Texas de Brazil

The Maverick Building
400 E. Houston St.

The Stuart Building
306 E. Houston St.

The Walgreen Building
300 E. Houston St.
Walgreens Drugs

The Valencia Hotel Building
160 E. Houston St.
Hotel Valencia, Acenar Restaurant

Bala Cynwyd Shopping Center
Bala Cynwyd, Pennsylvania
282,000 square feet
Lord & Taylor, Acme Markets, Dress Barn, LA Fitness, Qdoba Mexican Grill

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Flourtown, Pennsylvania
166,000 square feet
Genuardi's, Hollywood Tans, Subway

Lancaster Shopping Center
Lancaster, Pennsylvania
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Giant Food, Hollywood Tans, Michaels

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Town Center of