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**12/30/08 - 24 Hour Fitness Sport Center Expands Operations**

MIRAMAR, FL - Rockefeller Group Development Corporation (RGDC) and Kimco Realty Corporation, the joint venture partners developing Miramar Town Center in downtown Miramar, announced today that a 24 Hour Fitness Sport Center has opened to strong response in the 54-acre, mixed-use neighborhood at the corner of Red Road and Hiatus Road.

The two-story, state-of-the-art fitness center occupies 35,000 square feet at 11645 Red Road. It is the anchor tenant in the first privately developed office-retail-residential phase of the Town Center Campus. Restaurants offering a variety of cuisines, a chiropractic clinic and retail and service businesses are scheduled to join 24 Hour Fitness in the next few months.

These tenants will join Miramar Cultural Arts Center, which is open for business with a lineup of events starting January 2009; the Miramar Branch Library and Education Center, which opened Sept. 25 and shares 70,000 square feet with new campuses for Nova Southeastern University and Broward College; and Miramar City Hall, which opened in 2004.

There is no gym nearby and the area is underserved. When the restaurants start coming in, we believe the response will be even more amazing." The 24 Hour Fitness Sport Club operates as a full-service facility offering numerous amenities, including a lap swimming pool, whirlpool, sauna, steam room and cycle room. Members also have access to an extensive line of cardio machines with built-in television screens, as well as weight machines and a full line of free weights. The club also offers group exercise classes, sessions with a personal trainer and nutritional programming. While parents work out, kids can entertain themselves in the professionally supervised Kids' Club featuring video games, televisions, a space maze and a toddler play area.

The current phase will include more than 77,000 square feet of retail, more than 45,000 square feet of office and 17 residential units that wrap around a previously constructed 600-space structured parking garage with beautiful Mediterranean-style architecture.

Located on Red Road between Pembroke Road and Miramar Parkway, the Miramar Town Center, which broke ground in April 2006, will ultimately include 146,000 square feet of retail and restaurants, more than 50,000 square feet of office space and 500 residences.

For more information about Miramar Town Center, see [www.miramartc.com](http://www.miramartc.com).

For more information about Miramar Cultural Center, see [www.miramarculturalcenter.org](http://www.miramarculturalcenter.org).

**About Rockefeller Group Development Corporation:** RGDC is headquartered in Manhattan and is a national owner, developer and manager of prestigious commercial real estate properties. Its developments include corporate headquarters, landmark properties, multi-use urban complexes, multinational distribution facilities, suburban business parks and foreign trade zones. RGDC, with regional offices in Arizona, California, Florida and New Jersey, is an operating company of The Rockefeller Group, developer of Rockefeller Center in New York City.

[www.rockgroupdevelopment.com](http://www.rockgroupdevelopment.com)

**About Kimco Realty Corporation:** Kimco Realty Corporation, a real estate investment trust (REIT), owns and operates the nation's largest portfolio of neighborhood and community shopping centers. As of September 30, 2008, the company owned interests in 1,945 properties comprising 182 million square feet of leasable space across 45 states, Puerto Rico, Canada, Mexico, Chile, Brazil and Peru. Publicly traded on the NYSE under the symbol KIM and included in the S&P 500 Index, the company has specialized in shopping center acquisitions, development and management for 50 years. For further information, visit the company's web site at [www.kimcorealty.com](http://www.kimcorealty.com).

**About 24 Hour Fitness:** Headquartered in San Ramon, Calif., 24 Hour Fitness, an innovative leader in the health and fitness industry, serves more than 3 million members in more than 425 clubs across 14 different states and Asia. Founded in 1983 as a one-club operation by Chairman and Founder Mark S. Mastrov, 24 Hour Fitness pioneered the concept of making fitness accessible, affordable and a way of life for everyone.

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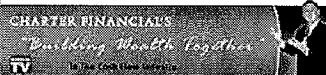
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Together Mastrov and Chief Executive Officer, Carl C. Liebert III, lead the world's largest fitness center company toward rapid growth and first-rate services for members. Supporting the communities it serves, 24 Hour Fitness sponsors many charitable events and organizations including the 2004-2008 U.S.

Olympic Teams and the Magic Johnson, Andre Agassi, Shaquille O'Neal and Lance Armstrong Foundations. Please call 1-800-224-0240 or visit [www.24HourFitness.com](http://www.24HourFitness.com) for more information and to find the location nearest you.

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