



LAKELINE MALL®

A SIMON MALL

CEDAR PARK, TX
(AUSTIN)

AUSTIN TEXAS-SIZED OPPORTUNITY

Lakeline Mall® serves the Northwest Austin market, one of the fastest-growing areas in the metro area. Austin is popular for its legendary music, restaurants, and cultural quirks.

- Austin isn't just the geographic metropolitan center of Texas, it also occupies center stage in the state's economic health as a hot bed for several sectors, including technology.
- Companies with a presence in north Austin:
 - 3M
 - Apple
 - Amazon
 - AMD
 - Dell
 - Google
 - IBM
 - National Instruments
 - Samsung
 - Seton Healthcare Family
 - St. David's Healthcare
 - Whole Foods



STYLE CENTRAL

Lakeline Mall is a super-regional shopping destination located in northwest Austin.

- Compared to the metro area, the center's shopper has a higher level of education and more households with children.
- In 2017, the movie theatre underwent a multimillion-dollar renovation as AMC Theatres rebranded the space. AMC Lakeline 9 features 650 plush power recliners, upgrades to the audio and video systems, and dining options that include a bar.
- H&M opened a new location at Lakeline Mall in 2019. The retailer offers a one-stop shopping destination for quality clothing for the whole family; with collections for men, women, and teens; as well as separate "store within a store" sections for accessories. The Lakeline Mall location also carries the H&M Kids collection for newborns to 14 year olds.



BY THE NUMBERS

Anchored by Four Department Stores

Dillard's Women's, Dillard's Men's & Children's,
Macy's, JCPenney

Square Footage

Lakeline Mall spans 1,099,000 square feet.

Two Levels

Boasting more than 100 specialty stores.

Dining

Features 12 eateries.



BEST-IN-CLASS BRAND MIX

Features 100+ Brands

H&M

Dillard's

Bath&BodyWorks

Brighton®

W H I T E
H O U S E
B L A C K
M A R K E T


W I N D S O R



chico's

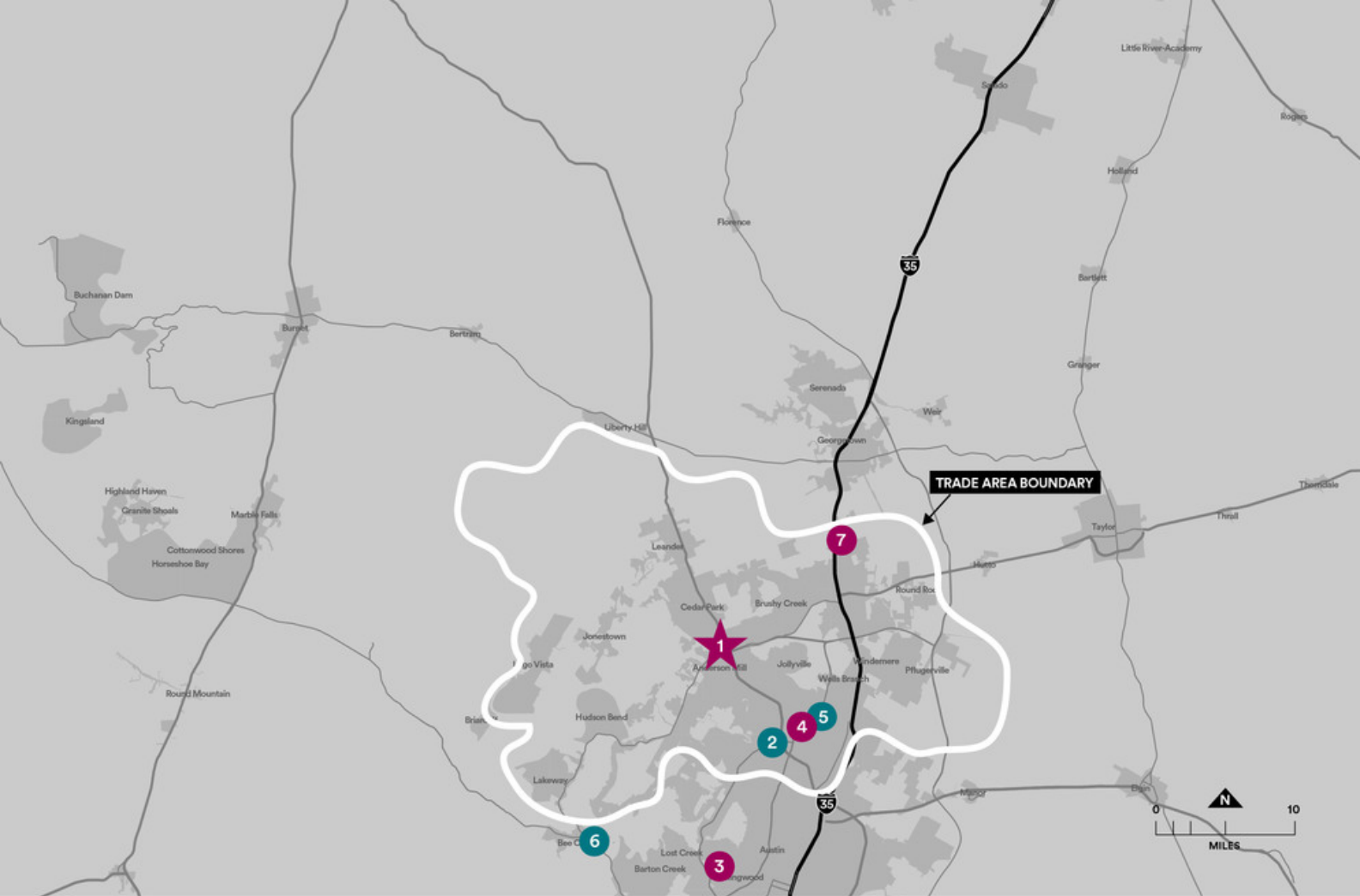
VANS

POSITIONED TO SUCCEED

Lakeline Mall is strategically located at the intersection of US 183, SH 45, and RR 620.

- The center is located in Cedar Park, Texas in the northwestern suburbs of Austin.
- Recent and continuing infrastructure improvements, such as State Highways 45 and 183A, have greatly improved accessibility from the east (Round Rock) and north (Leander and Georgetown).
- Northwoods at Avery Ranch, a 182-acre community is comprised of 550 homesites with prices from mid-\$200k into the \$600k range.
- Multi-family housing is now open within 500 feet of the mall.
- Much like the rest of Williamson County, Cedar Park has grown to become one of the hottest areas in the Austin metro to build a home.





TRADE AREA & SURROUNDING CENTERS

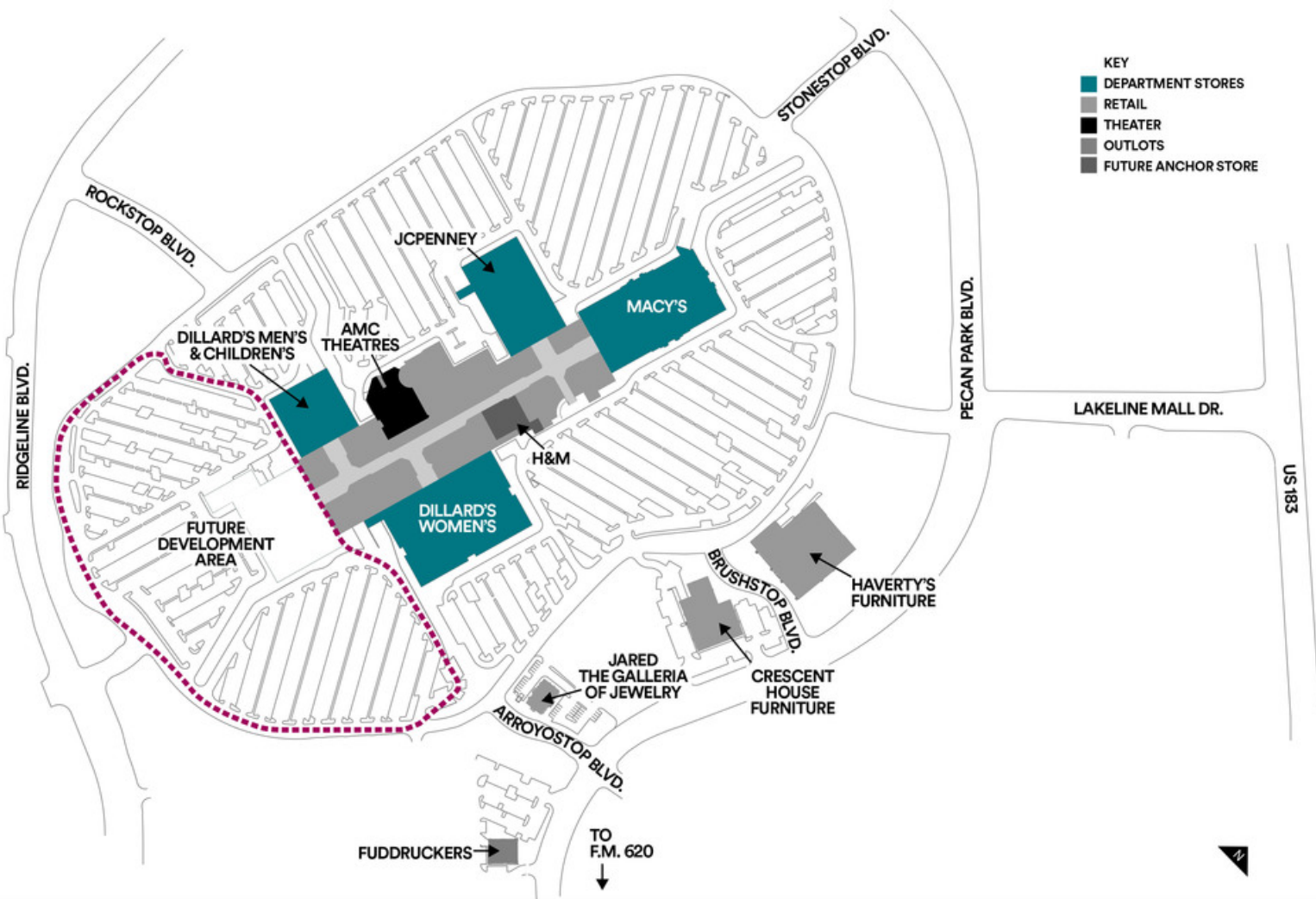
- ★ Simon Centers
- Other Centers

- 1 Lakeline Mall
- 2 Arboretum at Great Hills
- 3 Barton Creek Square
- 4 The Domain/Domain II

- 5 Domain Northside
- 6 Hill Country Galleria
- 7 Round Rock Premium Outlets



AERIAL OVERVIEW



SITE PLAN

UNIQUE OPPORTUNITY

Lakeline Mall presents a unique opportunity for your brand.

Please contact the following leasing professional for more information.

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Simon is a global leader in retail real estate ownership, management and development and an S&P 100 company (Simon Property Group, NYSE:SPG).