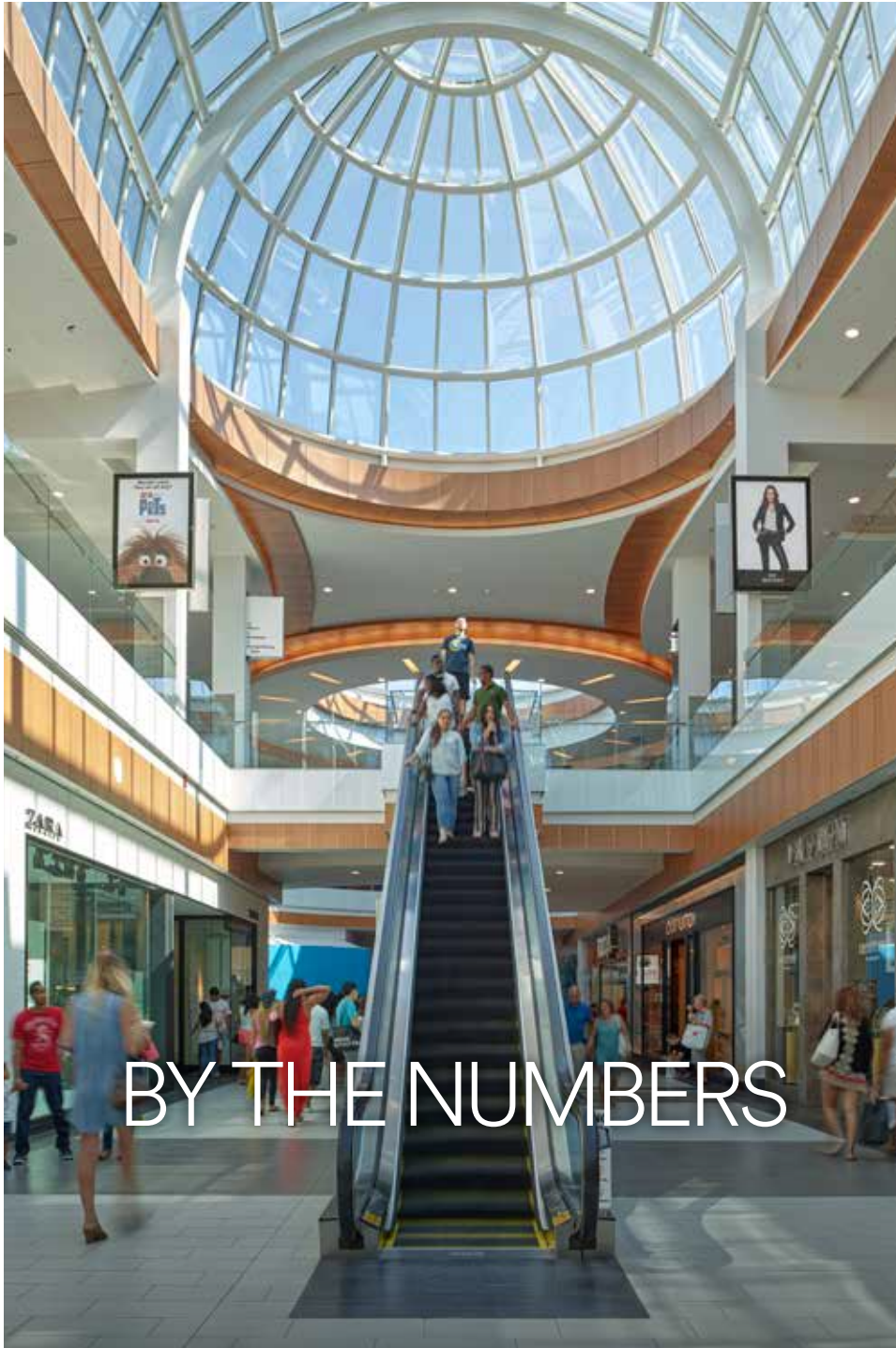




ICONIC.
STYLISH.
DELICIOUS.


ROOSEVELT FIELD®
A SIMON MALL



TOP 10

Most Valuable
REIT-Owned Malls
in the Country

\$1,250+

Sales per
Square Foot

\$100M+

Projected Annual
Food & Beverage
Sales

\$1.3B+

Total Sales

MULTI MILLION DOLLAR MAKEOVER

Grand architecture.
Dynamic shopping.
Refined dining.

We undertook a state-of-the-art transformation to elevate everyday experiences and an iconic destination.



The only
Neiman Marcus
&
Nordstrom
in Long Island



A photograph of a Louis Vuitton store located in a modern shopping mall. The store's facade features a large, textured wall on the left with the iconic 'LV' monogram in a dark, stylized font. To the right of this wall is a large glass display window and an entrance. The window displays various luxury shoes on white shelves. Above the entrance, the words 'LOUIS VUITTON' are written in a clean, white, sans-serif font. The interior of the store is visible through the glass, showing more shelves and products. The mall's interior has a polished, reflective floor and a ceiling with recessed lighting. Several people are walking in the foreground, their figures slightly blurred, suggesting movement. The overall atmosphere is one of high-end retail and sophisticated design.

LV

STYLISH. SHOPPING.

LOUIS VUITTON

TORY BURCH





KATE SPADE

TOP 5 ZARA STORE

in the Simon Portfolio



#5 APPLE STORE

in the Simon Portfolio



PELOTON

Originally a pop-up concept, Peloton is now one of our most productive full-line stores.



the edit

ROOSEVELT FIELD

Merging bricks and clicks, this permanent pop-up spot features a rotating line-up of the newest, most exciting brands outside of the traditional retail model.

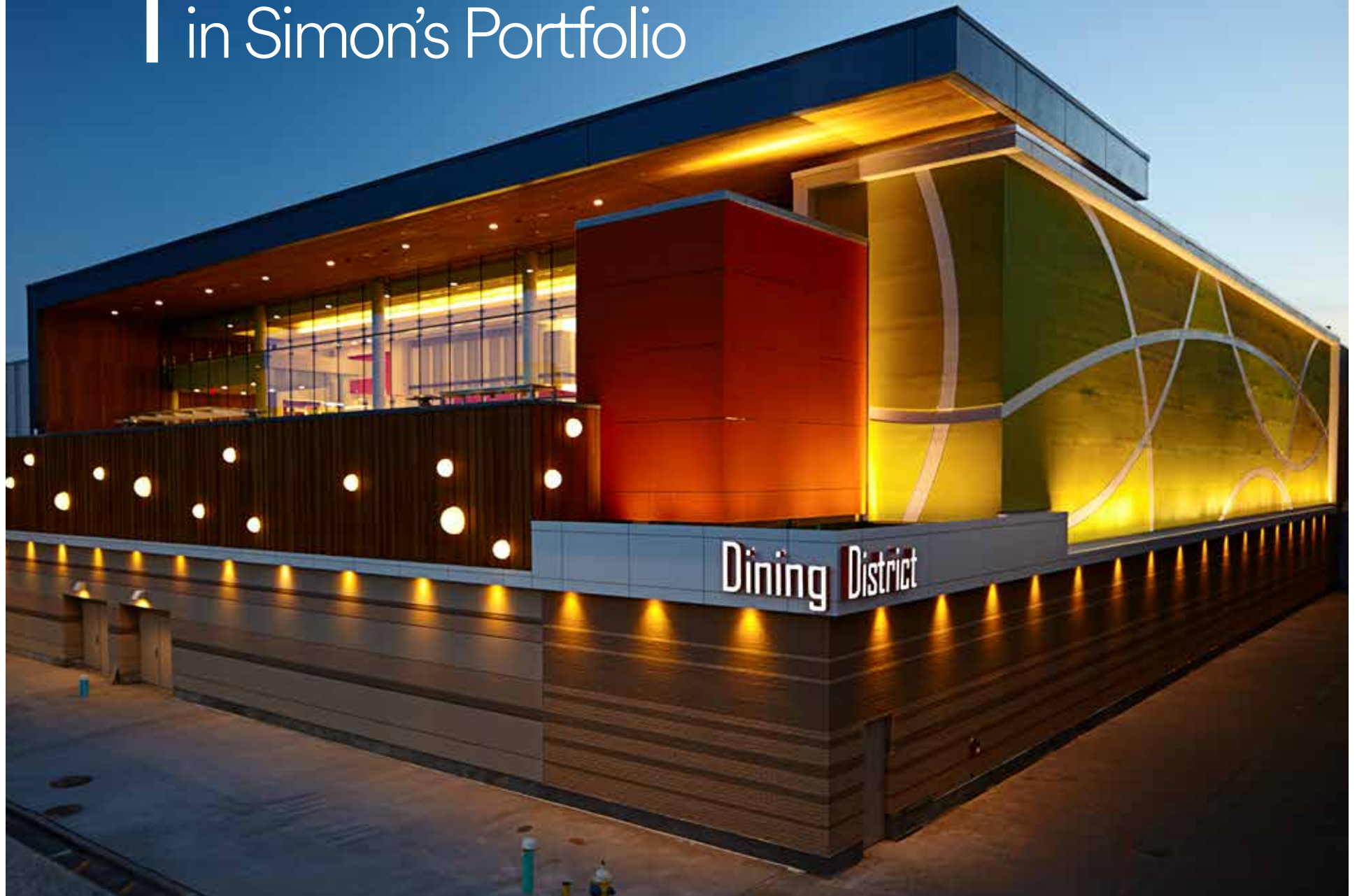


DELICIOUS. DINING.

From the country's top restaurant chains and New York City's favorite eateries to the Island's finest local chefs, including Tom Colicchio and Michael White, only Roosevelt Field brings them all to the table.



#1 Dining District in Simon's Portfolio





TRUE
FOOD
KITCHEN

SMALL BATCH

By Tom Colicchio





MORINI
By Michael White

GRAND LUX CAFE



An aerial photograph of the New York City skyline, featuring a dense cluster of skyscrapers. The Empire State Building stands prominently in the center. The image has a slightly hazy, vintage aesthetic. Overlaid on the center of the image is the text "ROOSEVELT FIELD DELIVERS NEW YORK CITY TO LONG ISLAND" in a white, sans-serif font.

ROOSEVELT FIELD DELIVERS NEW YORK CITY TO LONG ISLAND

THE MARKET AT THE CENTER OF IT ALL



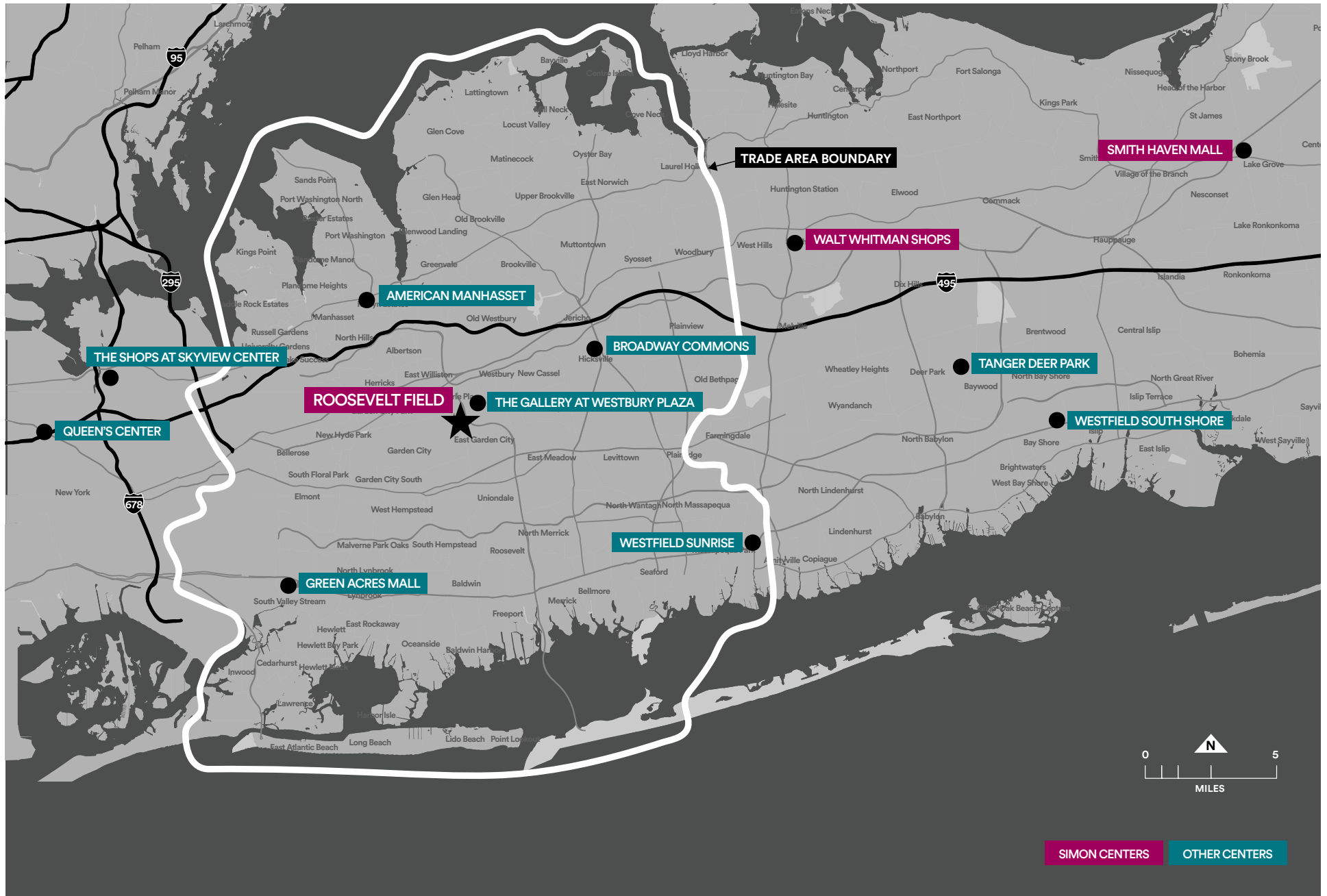
7.7M The Population
of Long Island

17M Square Feet of
Office Space
Within 3 Miles

1.8M People within
the Primary
Trade Area

\$136K Average House
Hold Income within
Primary Trade Area

TRADE AREA AND SURROUNDING CENTERS



AERIAL VIEW



LEVEL UP AT ROOSEVELT FIELD

Make your next move with an unprecedented opportunity.

For leasing information, please contact:

Tom Hanchar

thanchar@simon.com

317-263-7120



ONLY SIMON

As a global real estate powerhouse our portfolio is unrivaled. Whether it's the scale of our properties, our top-rated balance sheet, or our best-in-class team, our focused commitment on performance shows time and again.

As we continue to elevate and enhance the retail experience for our customers and partners in an ever-changing landscape, it's this commitment that differentiates us. Only Simon.



ROOSEVELT FIELD®



WOODBURY COMMON PREMIUM OUTLETS®



SAWGRASS MILLS®