



CLINTON
PREMIUM OUTLETS®
A SIMON CENTER

CLINTON, CONNECTICUT

PROPERTY OVERVIEW

CLINTON PREMIUM OUTLETS®

CLINTON, CT

MAJOR METROPOLITAN AREAS

New Haven: 25 miles west
Hartford: 40 miles north

RETAIL

GLA (sq. ft.) 276,000; 70 stores

OPENING DATES

Opened 1996

PARKING RATIO

6.1:1

RADIUS POPULATION

15 miles: 151,245
30 miles: 1,421,971
45 miles: 3,513,220

AVERAGE HH INCOME

30 miles: \$98,037

SELECT TENANTS

Saks OFF 5TH, Brooks Brothers Factory Store, Coach, Cole Haan, Lindt Chocolate, Michael Kors, New Balance, kate spade new york, Polo Ralph Lauren Factory Store, PUMA Under Armour, Vera Bradley

Exclusive to the center: adidas, ASICS, Cole Haan, Fragrance Outlet, Fuzziwig's Candy Factory, Le Creuset, Levi's Outlet Store, Luxury Beauty Store, Movado Company Store, Nautica, and Timberland.

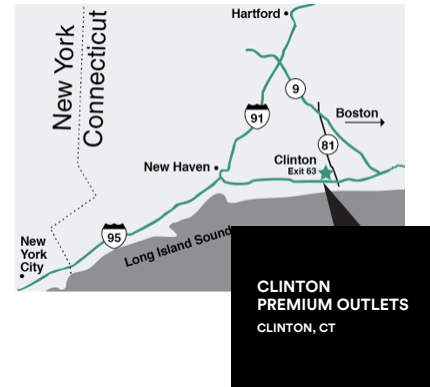
TOURISM / TRAFFIC

Drive-by visibility for thousands of tourists, and commuters who travel I-95 between Boston and New York. The I-95 route connects major cities and attractions along the East Coast including 96 miles of coastline on Long Island Sound. The area plays host to Yale University, the Valley Railroad featuring Essex Steam Train & Riverboat, The Kate Cultural Arts Center, Mystic Village and Seaport, and the world-famous Mohegan Sun Casino and Foxwoods Casinos. The center is only two miles from Chamard Vineyards, an award-winning Estate Reserve winery and bistro on Connecticut's Wine Trail.

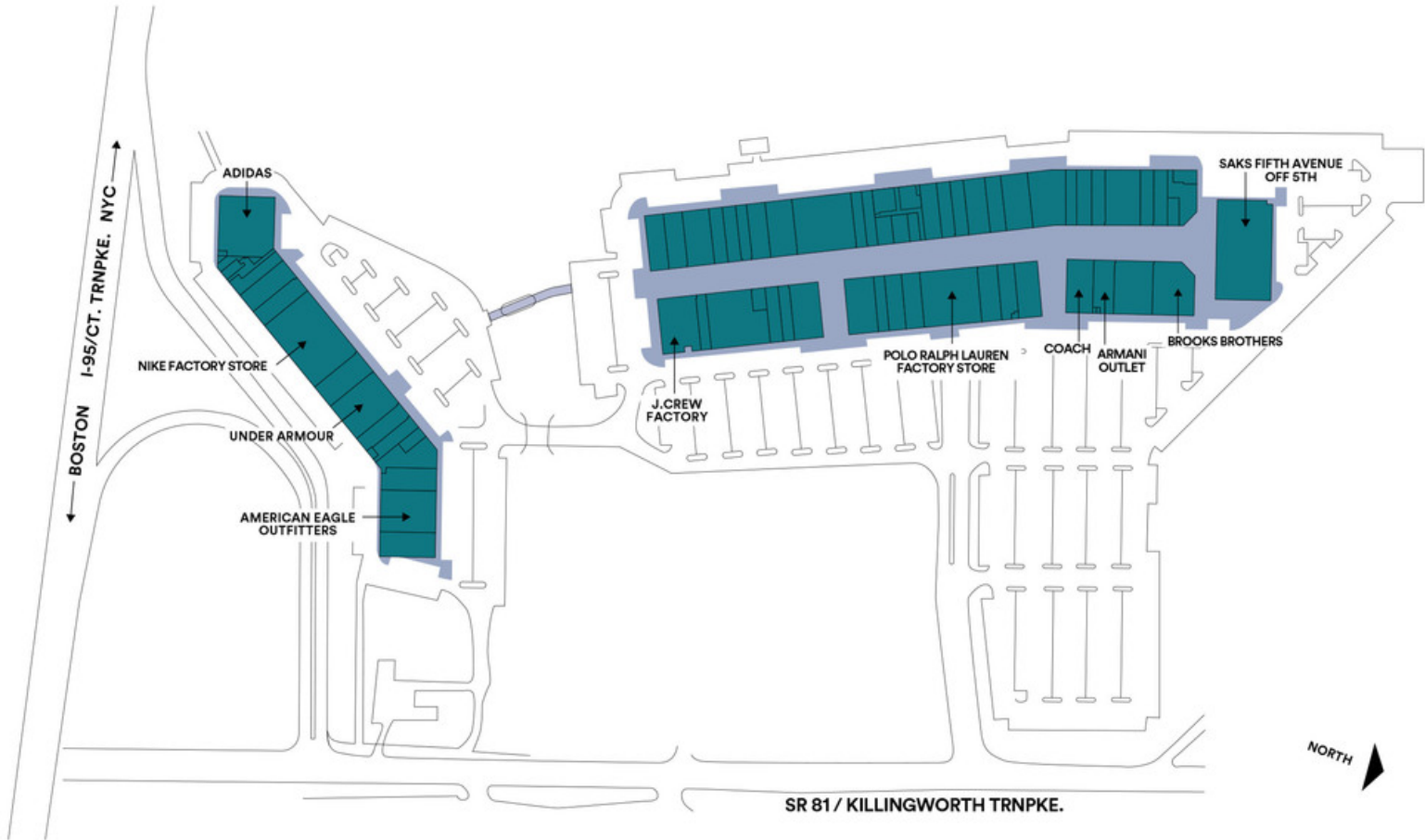
LOCATION / DIRECTIONS

I-95 (Exit 63) along the Connecticut shoreline 25 miles from New Haven and within one hour of Fairfield County.

Connecticut Turnpike I-95 to Exit 63, Clinton - Killingworth



MASTER PLAN



AERIAL OVERVIEW



I-95/CT TRNPKE

CLINTON CROSSING PREMIUM OUTLETS

COW HILL RD

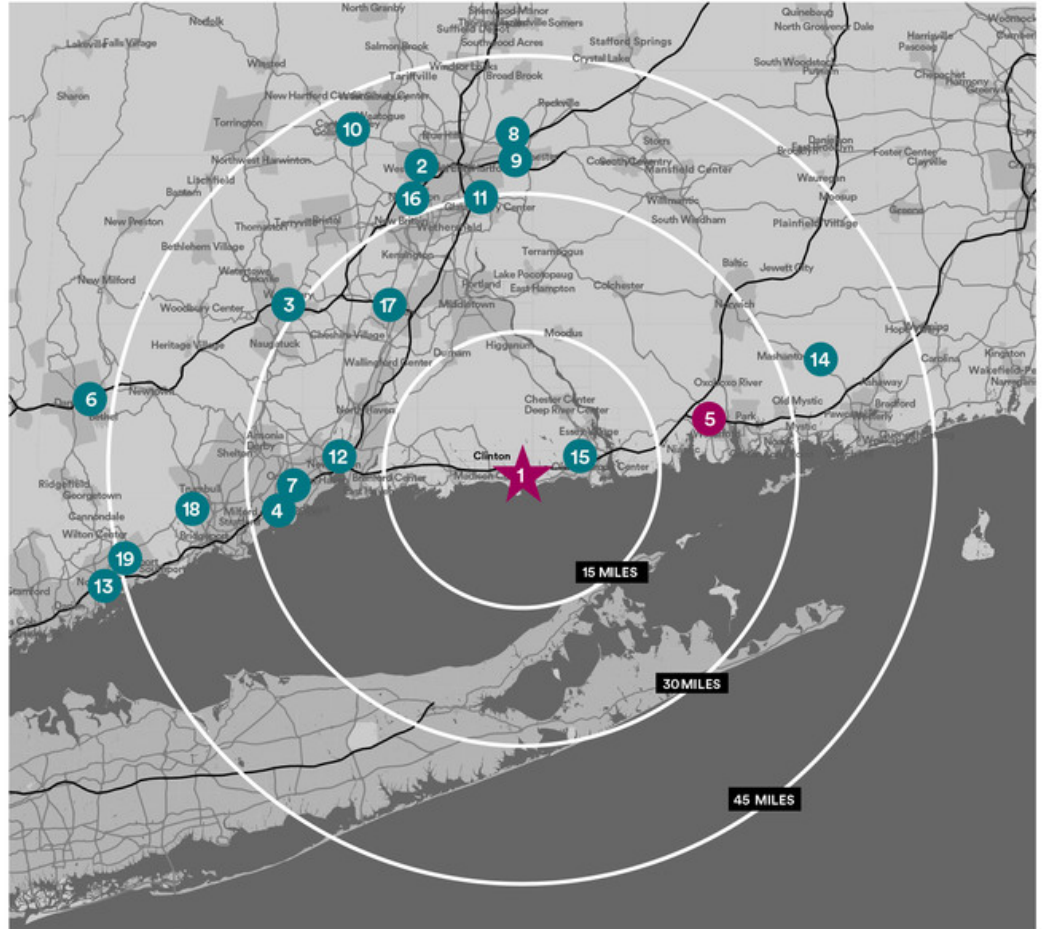
SR 81 / KILLINGWORTH TRNPKE



SURROUNDING AREA CENTERS

- ★ Simon Centers
- Other Centers

1. Clinton Crossing Premium Outlets
2. Blue Back Square
3. Brass Mill Center
4. Connecticut Post Mall
5. Crystal Mall
6. Danbury Fair Mall
7. Milford Marketplace
8. Promenade Shops at Evergreen Walk
9. The Shoppes at Buckland Hills
10. The Shoppes at Farmington Valley
11. The Shops at Somerset Square
12. The Shops at Yale
13. The SoNo Collection
14. Tanger Outlets at Foxwoods
15. Westbrook Outlets
16. Westfarms
17. Westfield Meriden
18. Westfield Trumbull
19. Westport-Street



OTHER RETAIL

SHOPPING CENTERS	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
Crystal Mall Waterford, CT	783,000 sf	Macy's, JCPenney, Sears, Bed Bath & Beyond, Christmas Tree Shops	25 miles / 35 minutes
Westfield Connecticut Post Milford, CT	1,336,000 sf	Boscov's, Macy's, Sears, Target, Dick's Sporting Goods, Dave & Buster's, Cinemark Theatres, LA Fitness	30 miles / 40 minutes
Westfield Meriden Meriden, CT	892,000 sf	Boscov's, Macy's, Dick's Sporting Goods	35 miles / 45 minutes
Brass Mill Center Waterbury, CT	975,000 sf	JCPenney, Macy's, Barnes & Noble, Burlington, T.J. Maxx	37 miles / 50 minutes
The Shoppes at Buckland Hills Manchester, CT	1,019,000 sf	JCPenney, Macy's, Sears, Dick's Sporting Goods	40 miles / 50 minutes
Westfield Trumbull Trumbull, CT	1,125,000 sf	Lord & Taylor, Macy's, Target, JCPenney	45 miles / 50 minutes
Westfarms Mall Farmington, CT	1,300,000 sf	Nordstrom, Lord & Taylor, Macy's, JCPenney	45 miles / 1 hour
Danbury Fair Mall Danbury, CT	1,272,000 sf	JCPenney, Lord & Taylor, Macy's, Sears, Dick's Sporting Goods, Forever 21, L.L. Bean, Primark	57 miles / 1 hour 20 minutes
Stamford Town Center Stamford, CT	875,000 sf	Saks Fifth Avenue, Macy's, Barnes & Noble	61 miles / 1 hour 15 minutes
OUTLET SHOPPING	GROSS LEASABLE AREA		DISTANCE / DRIVE-TIME
Westbrook Outlets Westbrook, CT	256,000 sf	H&M, Madison Furniture Barn, Marquee Cinemas Westbrook 12, VF Outlet	7 miles / 7 minutes
Tanger Outlets at Foxwoods Mashantucket, CT	300,000		41 miles / 44 minutes
Lee Premium Outlets® Lee, MA	225,000 sf		105 miles / 2 hours



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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).