GULFPORT PREMIUM OUTLETS®
GULFPORT, MS

MAJOR METROPOLITAN AREAS
New Orleans, LA: 75 miles
Mobile, AL: 70 miles

RETAIL
GLA (sq. ft.) 300,000; 70 stores

OPENING DATES
Opened November 1995
Renovation 2006

PARKING RATIO
6.21:1

RADIUS POPULATION
15 miles: 206,769
30 miles: 347,355
45 miles: 578,326

AVERAGE HH INCOME
30 miles: $61,497

SELECT TENANTS
Ann Taylor Factory Store, Banana Republic Factory Store,
BCBGMAXAZRIA, Coach, Gap Factory Store, GUESS Factory Store,
Gymboree Outlet, J.Crew Factory, LACOSTE Outlet, Michael Kors Outlet,
Nautica Outlet, NikeFactoryStore, Polo Ralph Lauren Factory Store,
Talbots, Tommy Hilfiger Company Store, Under Armour

TOURISM / TRAFFIC
Just 10 minutes from the Biloxi-Gulfport International Airport, this outlet
destination prosers in a high-visibility location off of I-10 and US 49,
with an average traffic count of 74,000 vehicles passing the center daily.
In addition to the residential traffic, the area is a recreational hub for the
Southern U.S.

MAJOR ATTRACTIONS
The scenic Gulf Coast is home to 26 miles of white sand beaches,
world-class golf courses, award-winning restaurants, championship
fishing, and 24-hour gaming at your choice of eleven casino resorts.
The area has a strong residential core and boasts almost one million
people in a 60-mile radius. The area has a solid economic and business
base featuring NASA’s John C. Stennis Space Center, Mississippi’s
largest private employer Northrop Grumman, and Keesler Air Force
Base.

LOCATION / DIRECTIONS
Gulfport is located in one of the fastest growing areas of Mississippi and
centrally located between Mobile, Alabama and New Orleans, Louisiana.
— From Mobile: Take I-10W to Exit 34A, turn right at the first light
— From New Orleans: Take I-10E to Exit 34A, turn right at the first light
**SURROUNDING AREA CENTERS**

- Simon Centers
- Competition

1. Gulfport Premium Outlets®
2. Edgewater Mall
3. Fremaux Town Center
4. North Shore Square Mall
5. The Promenade
6. Singing River Mall
<table>
<thead>
<tr>
<th>SHOPPING CENTERS</th>
<th>GROSS LEASABLE AREA</th>
<th>ANCHORS</th>
<th>DISTANCE / DRIVE-TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edgewater Mall</td>
<td>900,000 sf</td>
<td>Belk, Dillard’s, JCPenney, Sears</td>
<td>11 miles / 20 minutes</td>
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<tr>
<td>Biloxi, MS</td>
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<tr>
<td>The Promenade</td>
<td>700,000 sf</td>
<td>Belk, Dick’s Sporting Goods, JCPenney, Kohl’s, Marshalls, Target</td>
<td>14 miles / 16 minutes</td>
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<td>D’Iberville, MS</td>
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<tr>
<td>Fremaux Town Center</td>
<td>328,000 sf</td>
<td>Dillard’s, T.J. Maxx, Kohl’s, Dick’s Sporting Goods</td>
<td>45 miles / 41 minutes</td>
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<tr>
<td>Slidell, LA</td>
<td></td>
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<tr>
<td>North Shore Square Mall</td>
<td>623,000 sf</td>
<td>Burlington, JCPenney, Sears</td>
<td>48 miles / 46 minutes</td>
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<tr>
<td>Slidell, LA</td>
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<tr>
<td>Lakeside Mall</td>
<td>540,000 sf</td>
<td>Dillard’s, JCPenney, Macy’s, Pottery Barn</td>
<td>79 miles / 1 hour 19 minutes</td>
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<tr>
<td>Metairie, LA</td>
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<tr>
<td>Eastern Shore Center</td>
<td>540,000 sf</td>
<td>Barnes &amp; Noble, Belk, Dillard’s, Williams-Sonoma</td>
<td>83 miles / 1 hour 17 minutes</td>
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<tr>
<td>Mandeville, LA</td>
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<tr>
<th>OUTLET SHOPPING</th>
<th>GROSS LEASABLE AREA</th>
<th>DISTANCE / DRIVE-TIME</th>
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<tbody>
<tr>
<td>Outlet Collection at Riverwalk</td>
<td>250,000 sf</td>
<td>Neiman Marcus Last Call</td>
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<tr>
<td>New Orleans, LA</td>
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<tr>
<td>Tanger Outlets - Foley</td>
<td>567,000 sf</td>
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<tr>
<td>Foley, AL</td>
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<tr>
<td>Tanger Outlets - Gonzales</td>
<td>300,000 sf</td>
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<td>Gonzales, LA</td>
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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).