



BLOOMINGTON, INDIANA

BLOOMINGTON AND BEYOND

College Mall is located in Bloomington, Indiana, home to Indiana University, but much more than a college town.

- Bloomington is a market of 200,000 people in southern Indiana.
- Indiana University, with over 42,000 students, is located less than one mile from College Mall. IU is a member of the Big Ten Conference which attracts a significant inflow to Bloomington for sporting events and competitions.
- Bloomington is 50 miles from Indianapolis and within 100 miles of both Cincinnati, Ohio and Louisville, Kentucky.
- Over 90% of Bloomington's population have a high school diploma and over 80% have a college degree or higher.
- IU Health Bloomington Hospital broke ground on its new location in early 2018, and expect to finish in 2020. The new hospital will be less than one mile from College Mall.



THE COLLEGE OF STYLE

As the premier shopping destination in Southern Indiana, College Mall offers a unique shopping, dining, and wellness experience. Top retail brands, three fitness centers, Fresh Thyme Farmers Market, and the leading Target in the state make College Mall a retail and lifestyle destination. A significant renovation and redevelopment completed in late 2017 has further enhanced the shopping experience at College Mall. This transformation included:

- An expansion featuring a 75,000-square-foot, open-air component anchored by ULTA Beauty and Fresh Thyme Farmers Market.
- The redevelopment added approximately 17,000 square feet of new small-shop space and renovated another 16,000 square feet.
- Significant site improvements were also made to create a pedestrian-friendly environment. New customer amenities include a family nursing restroom, custom "STEM" integrated play area, and exterior bike racks.
- Dining options at College Mall continue to thrive. Panera Bread and Red Robin opened in 2016, and BJ's Restaurant & Brewhouse along with Azzip Pizza opened in 2017. In 2018 the Dining Pavilion received a remodel that included new furniture, banquet tables, high-top seating, and upgraded Wi-Fi.



BY THE NUMBERS

Anchored by Six Major Retailers

Macy's, Target, Dick's Sporting Goods, Bed Bath & Beyond, ULTA Beauty, Fresh Thyme Farmers Market.

Square Footage

College Mall spans 610,000 square feet.

Single Level

Offering more than 90 specialty stores.





Distinctive. Classic. Delicious.

Many fine brands have chosen College Mall as their preferred location in the Bloomington market.

These popular restaurants offer a few of the delicious options at College Mall.

- Applebee's
- Azzip Pizza
- BJ's Restaurant & Brewhouse
- Chick-fil-A
- Chipotle Mexican Grill
- Longhorn Steakhouse
- Panera Bread
- Red Robin
- Tropical Smoothie Café

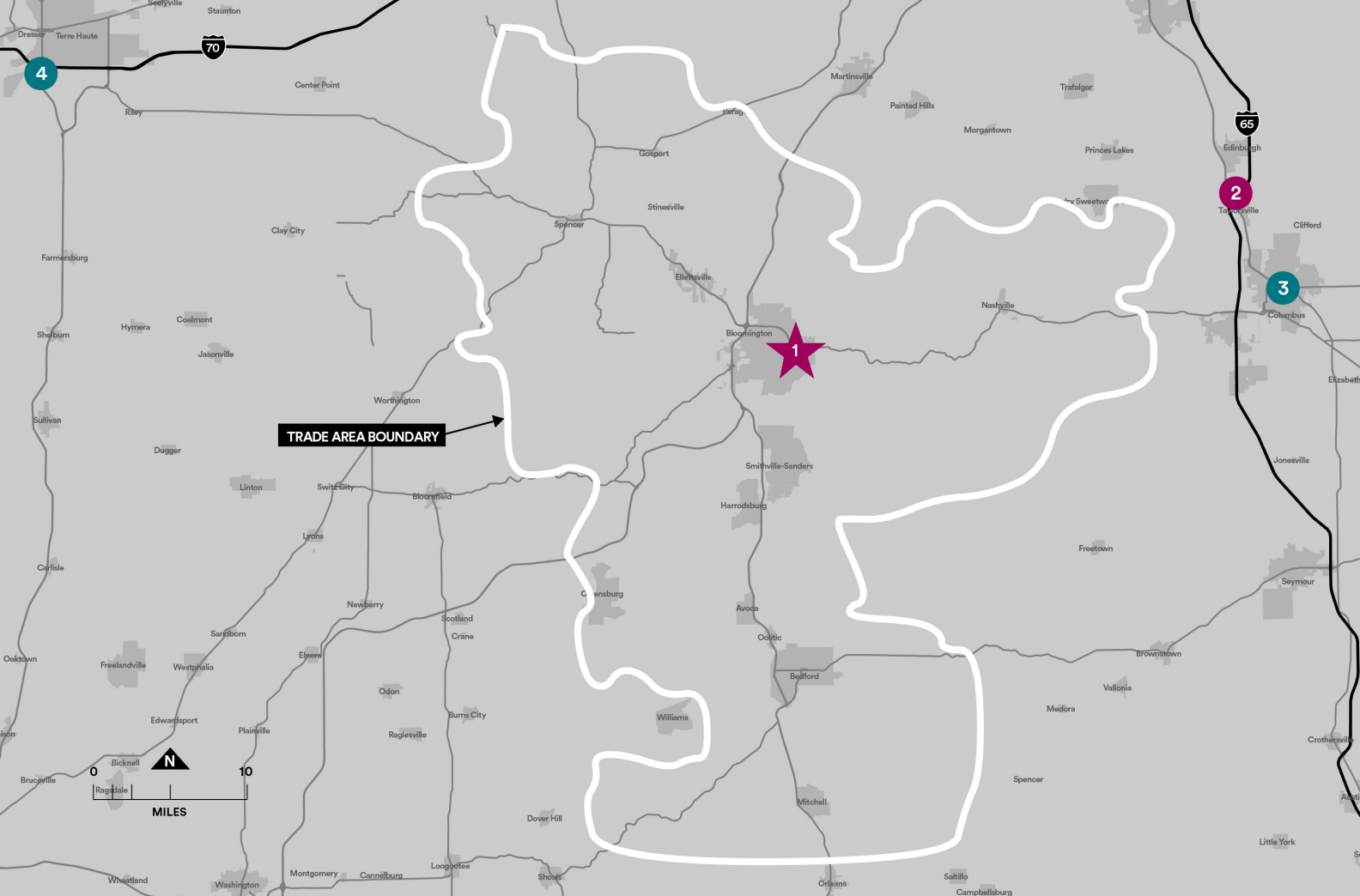


POSITIONED TO SUCCEED

The College Mall property is strategically located to take advantage of its status as the only regional mall in the market.

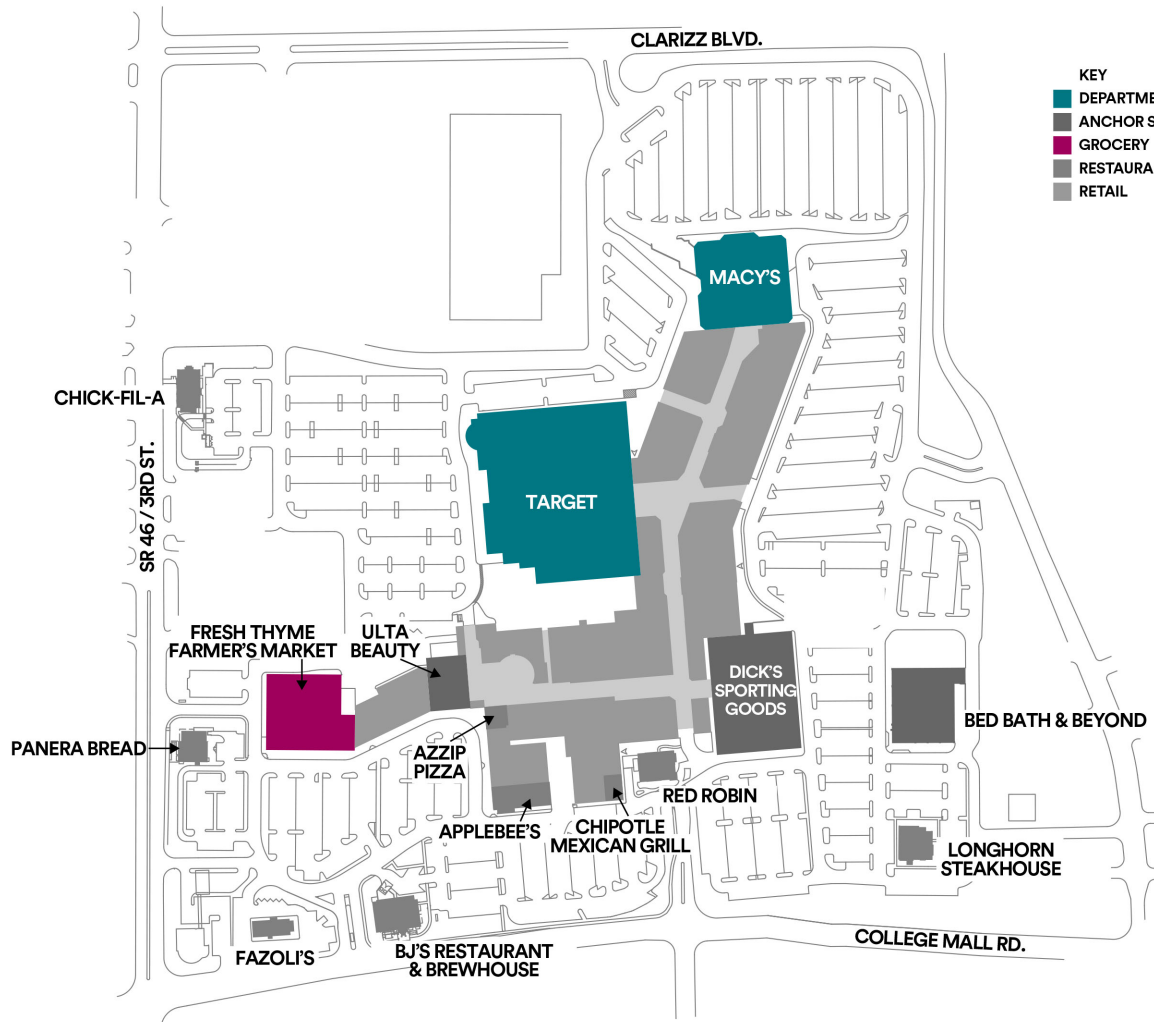
- Located in Bloomington, Indiana, the mall is situated at the intersection of the SR 46 Bypass and E 3rd Street.







AERIAL OVERVIEW



UNIQUE OPPORTUNITY

College Mall presents a unique opportunity for your brand.

Please contact the following leasing professional for more information.

Lorene Wright
(317) 685-7373
lwright@simon.com





225 West Washington Street Indianapolis, IN 46204 (317) 636-1600 simon.com

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