



SIOUX FALLS, SOUTH DAKOTA

SOUTH DAKOTA A LAND OF OPPORTUNITY

Sioux Falls is a market of over 300,000 people and is the largest city in South Dakota.

- It is the primary economy within the state with unemployment below 3%. The health care industry is a dominant employer and the focus of development and growth for the region, employing more than 15,000 people in Sioux Falls.
- As a result of no state corporate income tax, the market is a haven for financial institutions. Wells Fargo and Citigroup alone employ approximately 5,000 in Sioux Falls.
- The Empire Mall is the only regional mall in this market, and the largest mall between Minneapolis and Denver. Omaha is 180 miles away and Minneapolis is 260 miles from the center.
- Home to 14 colleges and universities, these institutions add 12,000 students to the immediate market.



THE CENTER OF STYLE

The Empire Mall is the premier retail center in South Dakota. A leading-edge retail concept in combination with quality dining and hotels form a 125-acre campus.

- As the economic engine for a trade area that stretches more than 75 miles, The Empire Mall connects with customers by building on a strong community brand able to attract first-to-market retail and restaurant concepts.
- In 2013, The Empire Mall underwent a multimillion-dollar renovation updating the decor and bringing new amenities to our shoppers.



BY THE NUMBERS

Anchored by Four Major Retailers

Macy's, JCPenney, Dick's Sporting Goods, T.J. Maxx

Square Footage

The Empire Mall spans 1,124,000 square feet.

Single Level

Boasting more than 140 specialty stores.

Restaurants

12 quick-service eateries. Six sit-down restaurants.





Chic. Family-Friendly. Distinctive.

Many leading retail brands have chosen The Empire Mall as their preferred location in Sioux Falls, South Dakota, many of which are exclusive to the market including:

- Banana Republic
- bareMinerals
- Bath & Body Works/The White Barn Candle Co.
- Build-A-Bear Workshop
- Dick's Sporting Goods
- Eddie Bauer
- Forever 21
- Francesca's
- Gordman's
- Helzberg Diamonds
- LOFT
- Pandora
- Red Robin
- Soma Intimates
- Tilly's
- T.J. Maxx
- Yankee Candle



EXCLUSIVE TO MARKET

SEPHORA

EXCLUSIVE TO MARKET



EXCLUSIVE TO MARKET



EXCLUSIVE TO MARKET



EXCLUSIVE TO MARKET

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

EXCLUSIVE TO MARKET

POSITIONED TO SUCCEED

The Empire Mall property is conveniently located at the intersection of I-29 and West 41st Street in Sioux Falls, South Dakota.



TRADE AREA
POPULATION



TRADE AREA
HOUSEHOLDS



AVERAGE ANNUAL
HOUSEHOLD INCOME

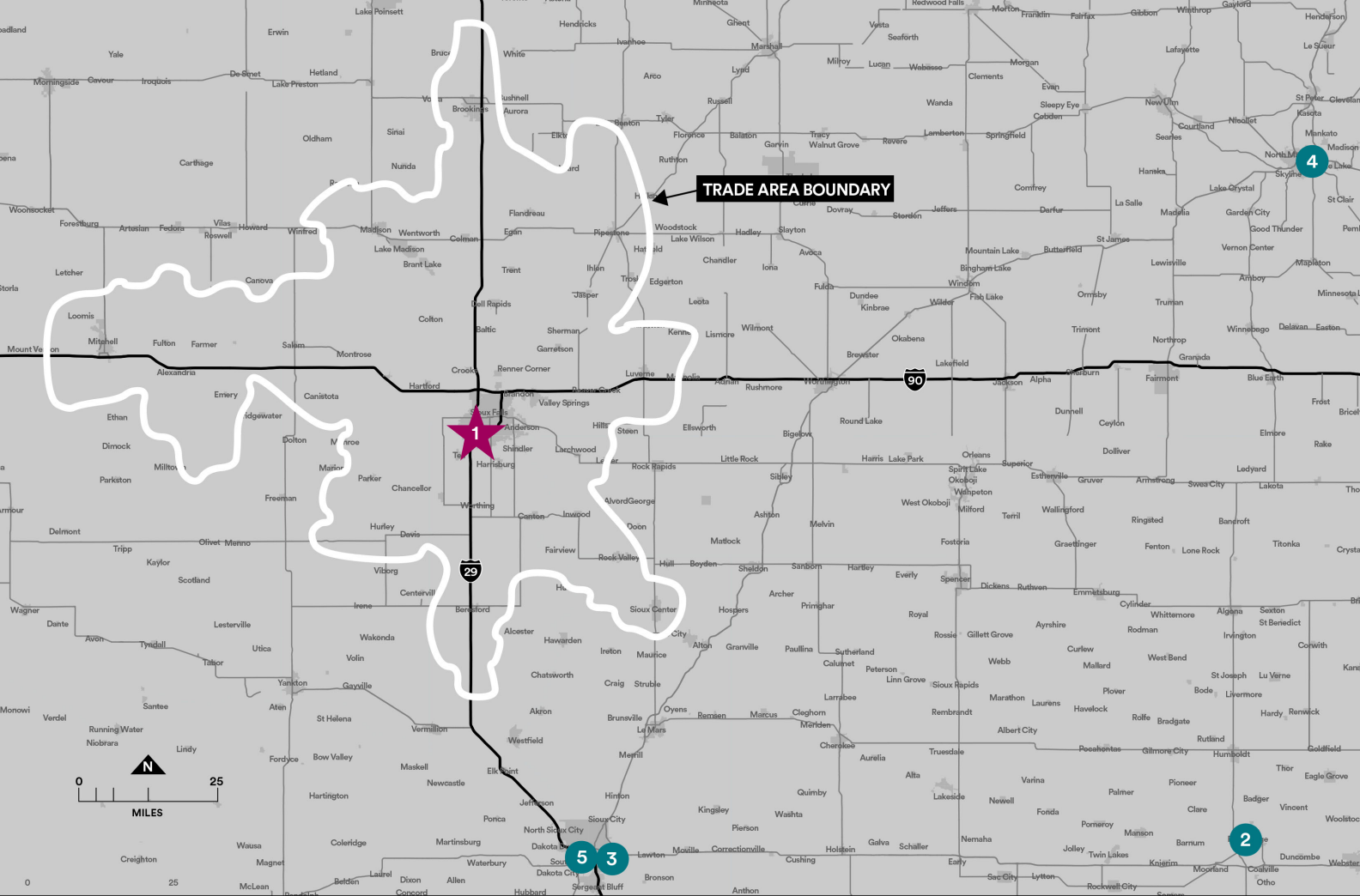


DAYTIME
WORKFORCE POPULATION



MEDIAN
HOME VALUE





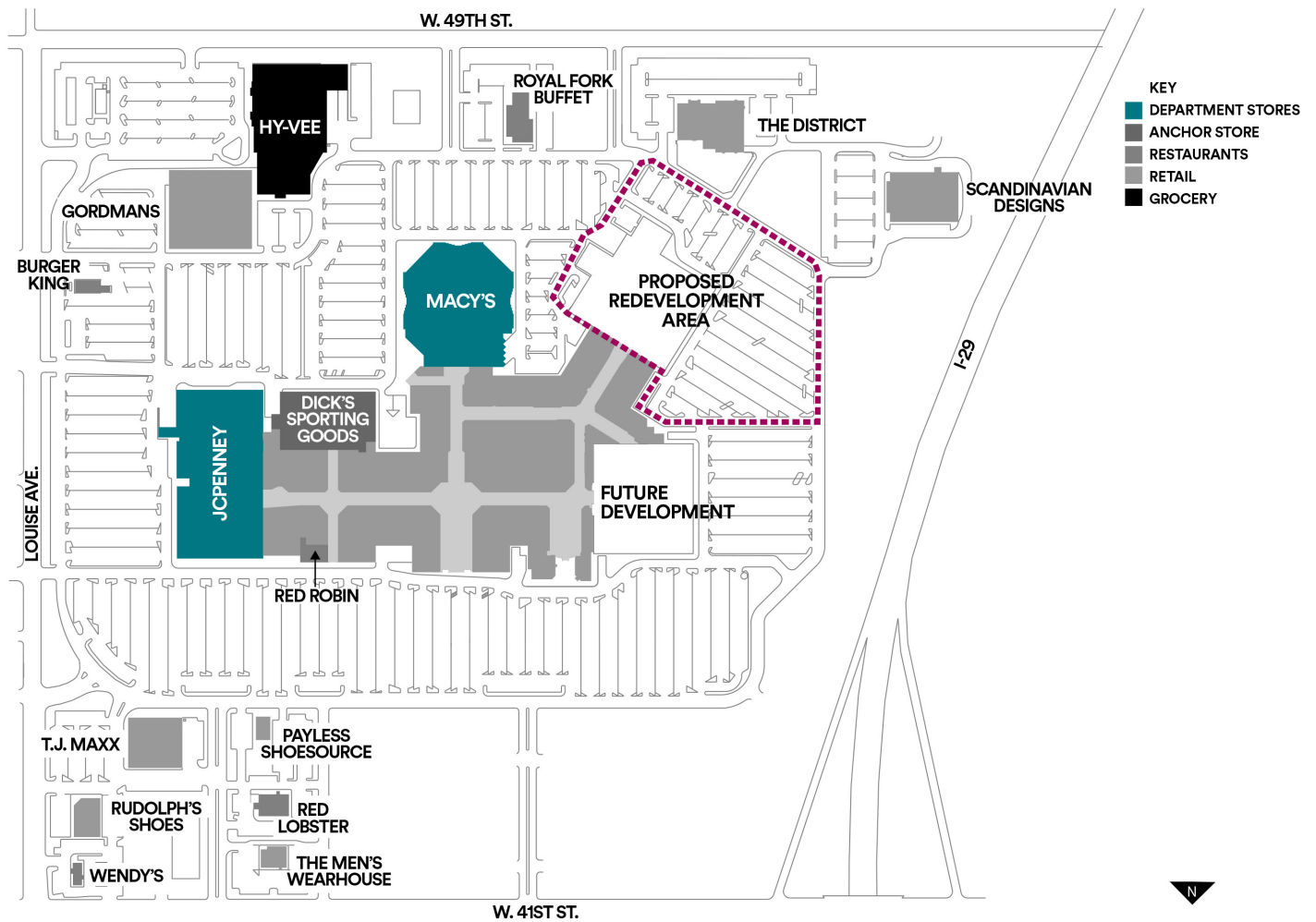
TRADE AREA & SURROUNDING CENTERS

- ★ Simon Center
- Other Centers

- 1 The Empire Mall
- 2 Crossroads Mall (Waterloo, IA)
- 3 Lakeport Commons (Sioux City, IA)
- 4 River Hills Mall (Mankato, MN)
- 5 Southern Hills Mall (Sioux City, IA)



AERIAL OVERVIEW



SITE PLAN

UNIQUE OPPORTUNITY

The Empire 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).