

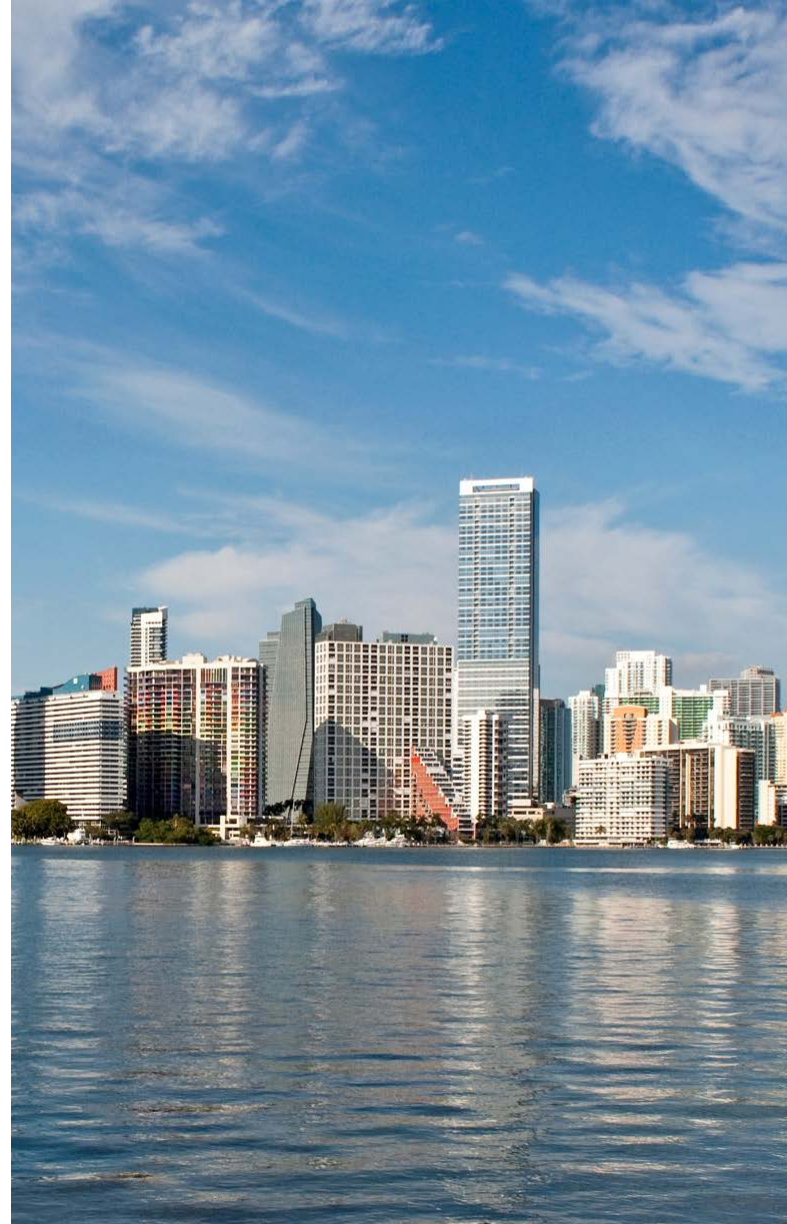


MIAMI, FLORIDA

A LUSH DESTINATION

In the subtropical climate of southern Miami, The Falls® attracts cosmopolitan shoppers from nearby communities and around the world.

- Southern Miami includes upscale suburbs and oceanfront homes. Coral Gables, Kendall, South Miami, Cutler Bay, Village of Pinecrest, Palmetto Bay, and Coconut Grove are all nearby cities.
- Within a three-mile radius, the area is dense and affluent. The market has more than 100,000 people, and the average annual household income ranks as one of the highest in the U.S.
- Approximately 20% of shoppers are tourists. The Falls attracts international tourists from Latin America and Canada.
- The Falls is within four miles of Biscayne Bay and the Atlantic Ocean.
- Surrounding attractions include Zoo Miami, Deering Estate, Fairchild Tropical Botanical Garden, Everglades National Park, and the Florida Keys.



MIAMI'S FAVORITE OUTDOOR SHOPPING

At The Falls, visitors can shop, dine, and be entertained in an open-air setting, enjoying the million-gallon waterscape and tropical foliage.

- The Falls has more than 100 stores offering a wide selection of popular brands and styles.
- Many stores are unique to the market, including the only American Girl® in South Florida, Apple, Michael Kors, Brighton Collectibles, Brooks Brothers, Soft Surroundings, Build-A-Bear Workshop, Columbia Sportswear, Hanna Andersson, L'Occitane, and The Fresh Market.
- Dining al fresco is a favorite at The Falls with a savory variety of tempting options including BJ's Restaurant & Brewhouse, Brio Tuscan Grille, Shake Shack, Los Ranchos, P.F. Chang's, Sokai Sushi Bar, and more.
- The Falls' spectacular Miracle on 136th Street Holiday Parade makes the holidays a special time at the center. The parade attracts approximately 20,000 visitors annually.



BY THE NUMBERS

Anchor

Macy's

Square Footage

The Falls spans 840,000 square feet.

Single Level

An open-air center with more than 100 stores.

Restaurants

Ten quick-service eateries. Ten sit-down restaurants.





Trendy. Diverse. Sophisticated.

Many fine brands have chosen The Falls as their preferred location in southern Miami, Florida.

- ALEX AND ANI
- Chico's
- Coach
- Francesca's
- Soft Surroundings
- Soma Intimates



SEPHORA

WILLIAMS-SONOMA

MICHAEL KORS



BROOKS
BROTHERS

INDULGENT DINING & ENTERTAINMENT

In The Falls' relaxing atmosphere, shoppers can dine at one of several sit-down restaurants and enjoy outstanding entertainment options.

- Sit-down restaurants include Brio Tuscan Grille, BJ's Restaurant & Brewhouse, Los Ranchos Steakhouse, Macy's Tastebars, P.F. Chang's, Red Robin, Shake Shack, Sokai Sushi Bar, and TGI Friday's.
- A flagship 16,000-square-foot American Girl® store featuring American Girl® Bistro is a destination stop for many visitors.
- Regal Cinemas has a 12-screen movie theater.
- The holidays are magical at The Falls with nightly snowfalls experience, live music, performances throughout the season, Santa photo experience, and over one million twinkling lights throughout the gardens.



POSITIONED TO SUCCEED

The Falls is strategically positioned to serve the affluent suburbs of southern Miami.

- The Falls is at the corner of US-1 and SW 136th Street.
- Both US-1 and SW 136th Street are among the busiest corridors in Miami-Dade County.
- Each year, over 26 million vehicles travel through on US-1 and over six million travel through on Howard Drive which runs directly in front of the property.



TRADE AREA
POPULATION



TRADE AREA
HOUSEHOLDS



AVERAGE ANNUAL
HOUSEHOLD INCOME



DAYTIME
WORKFORCE POPULATION



MEDIAN
HOME VALUE

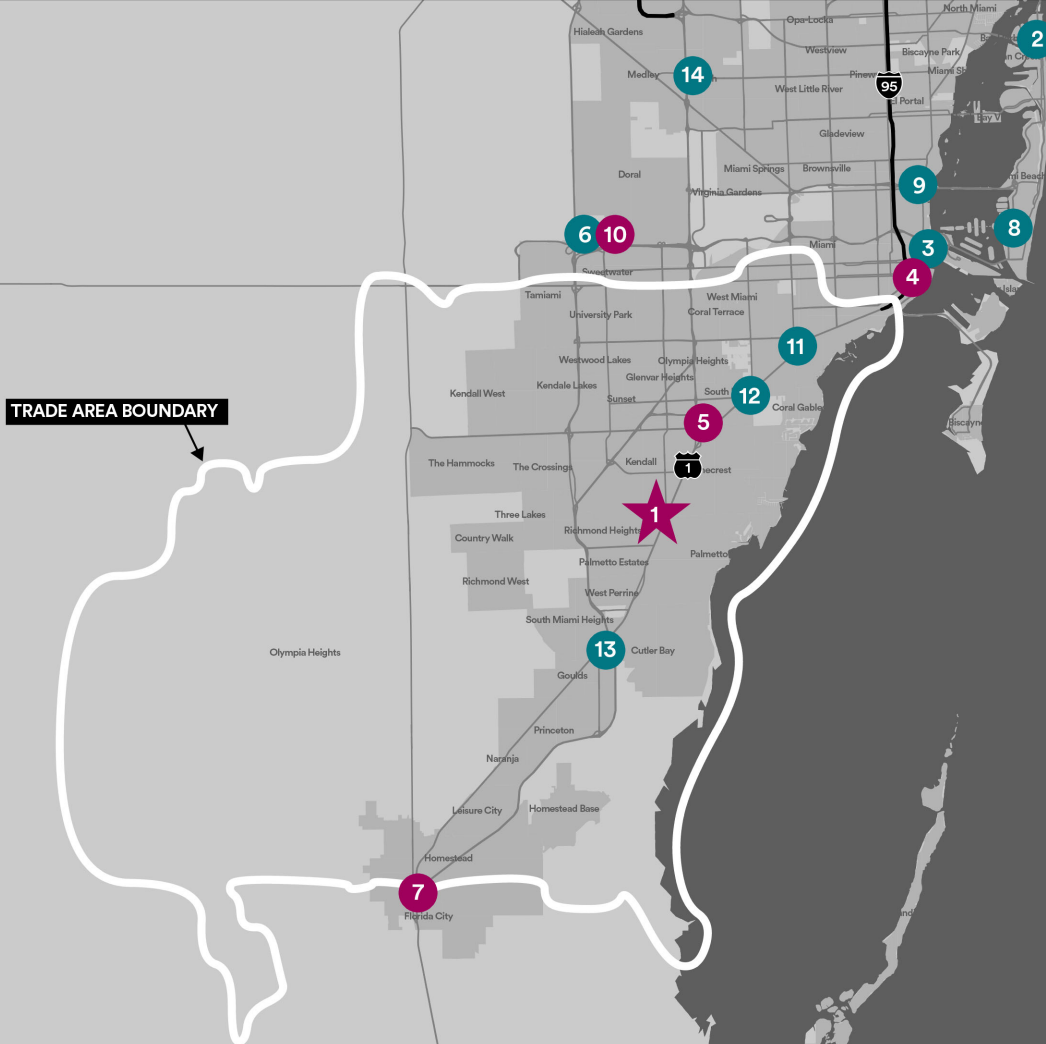


DESTINATION SHOPPING

One of the nation's most cosmopolitan cities, Miami is the ultimate destination for shopping, trendsetting fashions, nightlife, and entertainment.

- Miami welcomes more than 22 million visitors annually, international and domestic.
- Greater Miami and the Beaches has become one of the most fashion-forward destinations in the world.
- Miami's nightlife is one of the most diverse and exciting in the nation and the hottest clubs are located in South Beach.
- Miami International Airport is currently the third-most popular gateway in the U.S. for international arrivals. In 2017, the number of international visitors grew 2.3% with 66.8% coming from Latin America.
- Miami is also home to two unique national parks, Biscayne National Park and Everglades National Park.
- \$23.8 billion to the region's economy.





★ ● Simon Centers
● Other Centers

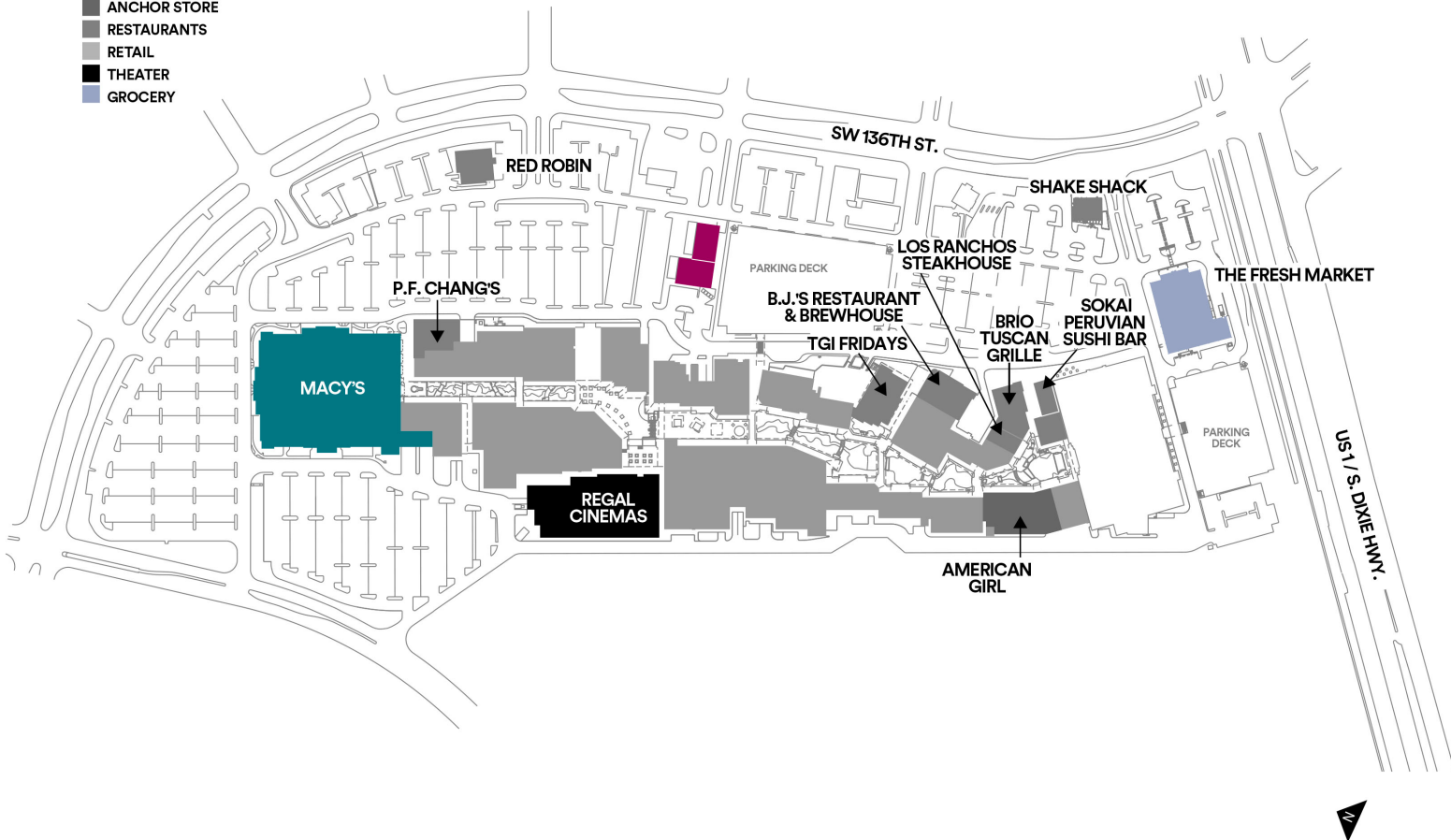
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|---|----------------------|----|---------------------------------|----|---------------------------|
| 1 | The Falls | 6 | Dolphin Mall | 11 | Shops at Merrick Park |
| 2 | Bal Harbour Shops | 7 | Florida Keys Outlet Marketplace | 12 | The Shops At Sunset Place |
| 3 | Bayside Marketplace | 8 | Lincoln Road Mall | 13 | Southland Mall |
| 4 | Brickell City Centre | 9 | Miami Design District | 14 | Westland Mall |
| 5 | Dadeland Mall | 10 | Miami International Mall | | |



AERIAL OVERVIEW

KEY

- PROPOSED/FUTURE RESTAURANTS
- DEPARTMENT STORES
- ANCHOR STORE
- RESTAURANTS
- RETAIL
- THEATER
- GROCERY



UNIQUE OPPORTUNITY

The Falls presents a unique opportunity
for your brand.

Please contact the following leasing
professional for more information.

Jennifer Collada
(305) 909-0466
jcollada@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).