



THE AVENUES

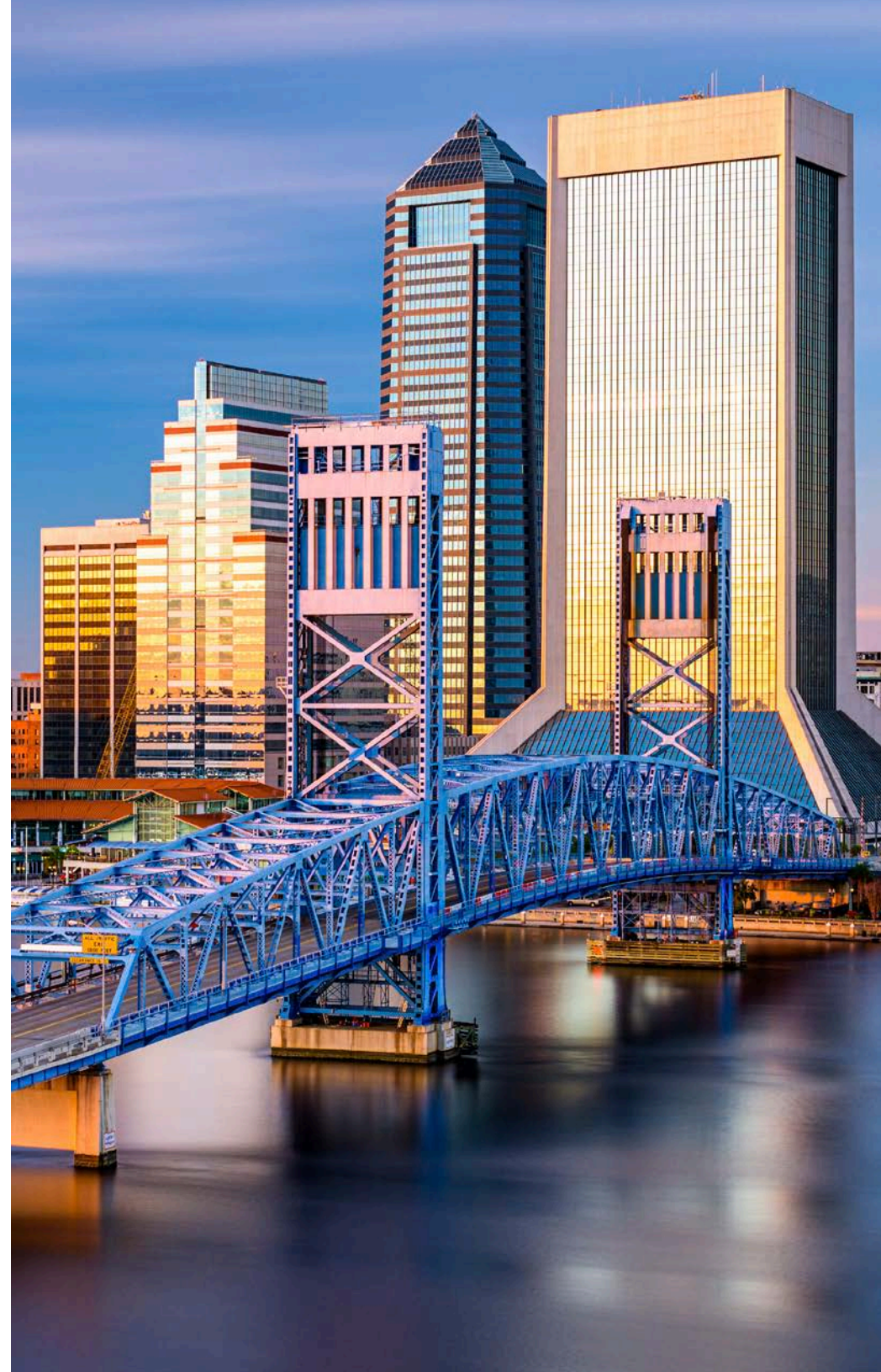
A SIMON MALL

JACKSONVILLE, FLORIDA

THRIVE IN PARADISE

The Avenues is part of the Jacksonville community along Florida's "First Coast," which has successful corporations, military bases, and tourist attractions.

- Jacksonville's location on the Atlantic Ocean, climate, and reasonable cost of living make the city an ideal location for residents, second-home owners, and tourists.
- The Jacksonville market consists of more than 1.3 million residents and over four million visitors annually. Most shoppers come from within a two-hour driving radius.
- The significant second-home market includes the affluent beachfront communities of Ponte Vedra, Sawgrass, Jacksonville Beach, Atlantic Beach, and Amelia Island.
- Jacksonville has multiple accredited colleges and universities, including University of North Florida, Nova Southeastern University, Jacksonville University, and Florida State College at Jacksonville.
- Jacksonville is Florida's largest city by area with 840 square miles and the fourth-largest city by population.



THE BUSINESS OF BUSINESS

With strong business and military communities, Jacksonville is thriving.

- Three Fortune 500 companies have headquarters in Jacksonville: CSX Corporation, Fidelity National Financial, and Fidelity National Information Services. Jacksonville is also home to four Fortune 1000 companies.
- More than 80 local companies have national or divisional headquarters in Northeast Florida.
- Other major employers include Southeastern Grocers, Interline Brands, and Florida East Coast Railway.
- With multiple military facilities, Jacksonville has the third-largest military presence in the U.S.
- Jacksonville's high-caliber schools, low cost of living, young talent, and accessibility make the area a popular location for businesses.
- Florida does not tax corporate franchises, inventory, personal income, or foreign income.



BY AIR, LAND AND SEA

With major interstates, a commercial and cruise-line port, and an international airport, Jacksonville is at the heart of it all.

- Jacksonville International Airport (JAX) offers 200 daily arrivals and departures, and connects directly to 30 U.S. airports.
- Cruise passengers travel to Jacksonville by car and air from all 50 states.
- In 2015, more than 183,000 cruise-line passengers sailed from Jacksonville's deep-water port, JAXPORT.
- JAXPORT has three marine terminals. Each year, the port handles 21 million tons of cargo, including more than 656,805 vehicles. The port also supports 65,000 jobs in the region and generates \$19 billion in annual economic impact.



TRENDY AT EVERY AGE

The Avenues is Jacksonville's fashionable shopping destination for the whole family.

- The Avenues has more than 150 stores, and more than 20 are unique to the market, including H&M, A'gaci, Build-A-Bear Workshop, The Children's Place, Samuels Jewelers, Crazy 8, Skechers, Torrid, and the second largest Forever 21 in the country.
- Popular dining options include Buffalo Wild Wings, Buca di Beppo, and Ruby Tuesday. Shoppers can also choose from a variety of quick-service food options, including Chick-fil-A, Moe's Southwest Grill, Häagen-Dazs, Charleys Philly Steaks, and more.
- Modern amenities include soft seating and device charging stations. Families enjoy the children's play area, kiddie strollers, mall-wide train rides, and convenient family restrooms.
- The center has ample surface parking and a three-level parking garage that connects to Dillard's and Sears.
- Senior citizens and expectant mothers can enjoy the convenience of reserved parking areas, located directly outside the main entrance to the center.
- The Avenues offers a military savings booklet and reserved parking areas for our active military families and veterans.



BY THE NUMBERS

Anchored by Five Major Retailers

Belk, Dillard's, JCPenney, Sears, Forever 21

Square Footage

The Avenues spans 1,112,000 square feet.

Two Levels

Boasting more than 150 stores.

Restaurants

16 quick-service eateries. Three sit-down restaurants.



IN GOOD COMPANY

Stylish. Family-Friendly.
Diverse.

Many fine brands have chosen The Avenues as
their preferred location in Jacksonville, Florida.

- A'gaci
- ALDO
- Banana Republic
- Brookstone
- The Children's Place
- f.y.e.
- Helzberg Diamonds
- Journey's Kids
- Foot Locker
- Le Macaron
French Pastries
- Lids
- LOFT
- Lush
- MAC Cosmetics
- New York & Company
- PlayLive Nation
- Samuels Jewelers
- Teavana
- Torrid
- The Body Shop
- Things Remembered
- Vans
- The Walking Company
- Windsor
- Zumiez

FOREVER 21®

H&M



crazy 8®

SKECHERS



POSITIONED TO SUCCEED

Located in southeastern Jacksonville, The Avenues is strategically positioned at the intersection of three major thoroughfares.

- On I-95, the average daily traffic count is 159,000. On US 1, it is 39,500, and on Southside Boulevard, 45,300.
- The prime location along I-95 positions this center to serve the affluent St. Johns County area south of Jacksonville.
- I-95 provides easy access to Orlando, Florida, and Savannah, Georgia.



TRADE AREA
POPULATION



TRADE AREA
HOUSEHOLDS



AVERAGE ANNUAL
HOUSEHOLD INCOME



DAYTIME
WORKFORCE POPULATION



MEDIAN
HOME VALUE

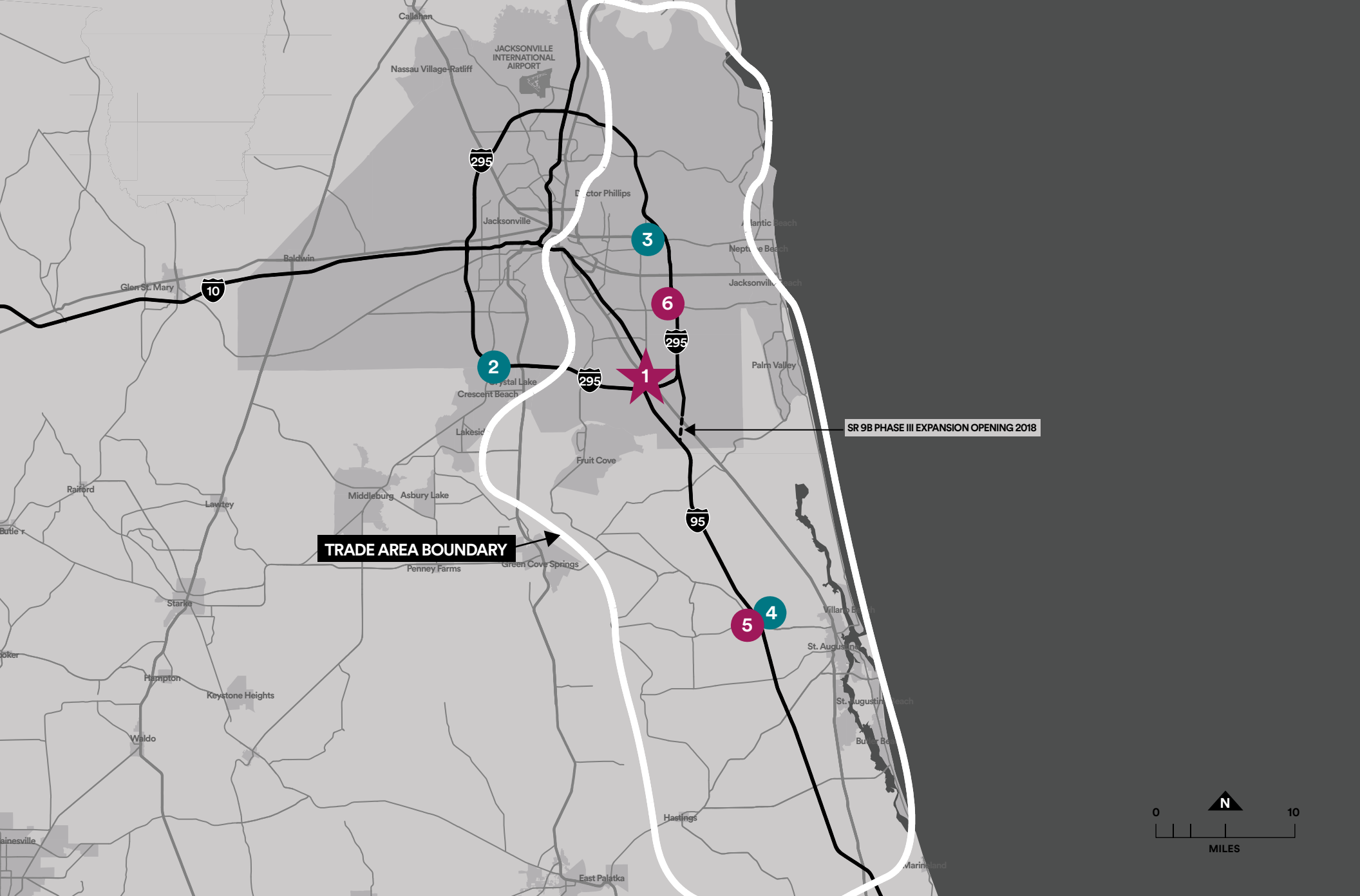


DESTINATION SHOPPING

Tourists visit Jacksonville for its more than 90 miles of beaches as well as its high-profile cultural and sporting events.

- The median household income of the Jacksonville visitor is \$106,200. Tourism accounts for 10% of the Jacksonville workforce.
- Jacksonville is home to five 5-star resorts and multiple attractions, including historic St. Augustine.
- Held annually in May, the prestigious PGA's The Players Championship takes place at TPC Sawgrass in Jacksonville and is within a short drive of the World Golf Hall of Fame in St. Augustine.
- Jacksonville is the site of the annual Florida vs. Georgia football game and is also home to the NFL's Jacksonville Jaguars, the Jacksonville Armada Football Club, and the new minor league hockey team, the Jacksonville Icemen.
- Jacksonville hosts a number of cultural events, including The Jacksonville Jazz Festival, Springing the Blues (one of the oldest and largest blues festivals), and World of Nations Celebration.





TRADE AREA & COMPETITION

- ★ Simon Center
- Competition

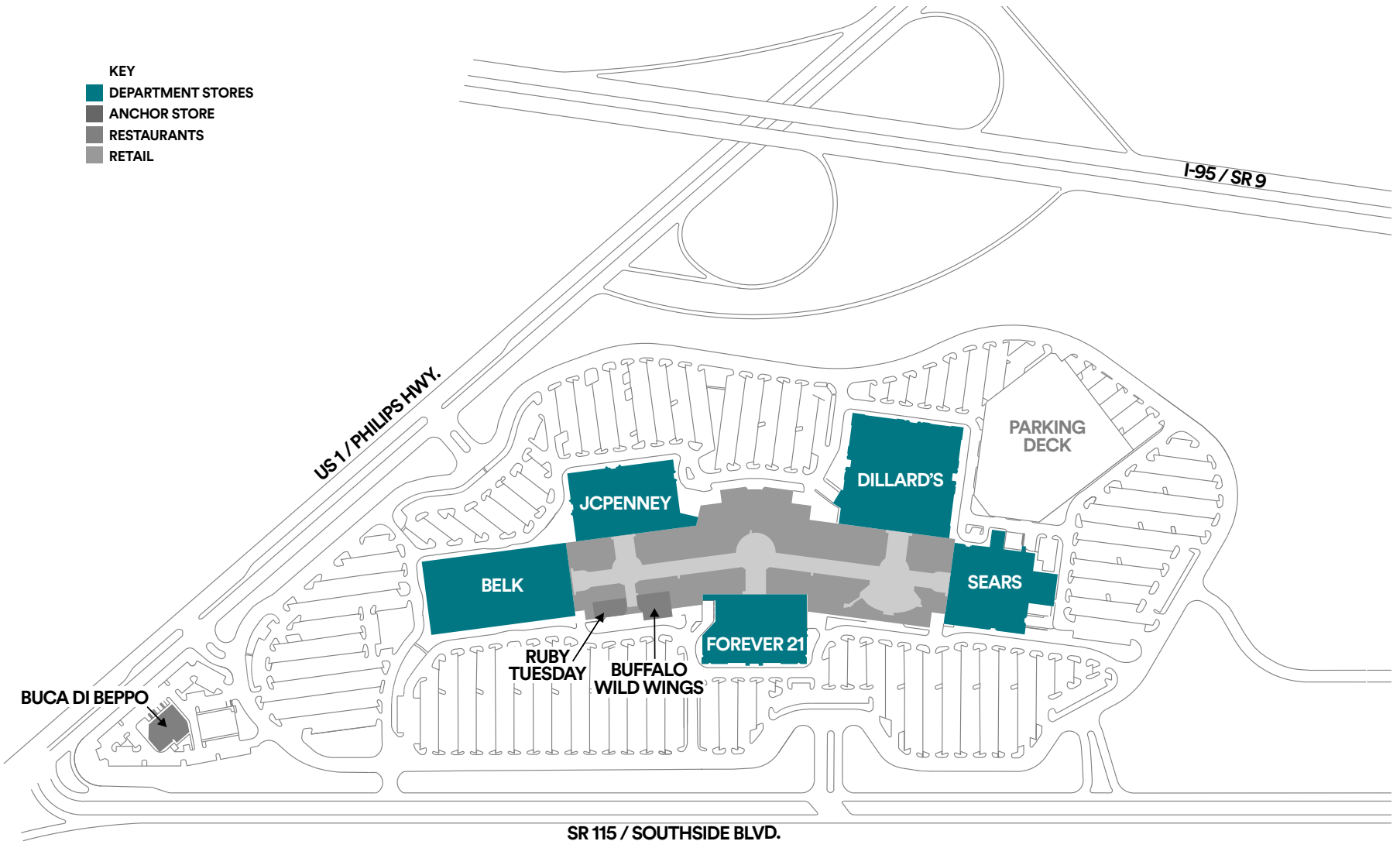
- 1 The Avenues
- 2 Orange Park Mall
- 3 Regency Square Mall

- 4 St. Augustine Outlets
- 5 St. Augustine Premium Outlets
- 6 St. Johns Town Center



AERIAL OVERVIEW

- KEY**
- DEPARTMENT STORES
 - ANCHOR STORE
 - RESTAURANTS
 - RETAIL



UNIQUE OPPORTUNITY

The Avenues presents a unique opportunity for your brand.

Please contact the following leasing professional for more information.

Laura Schwartz
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laura.schwartz@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).