



LIGHTHOUSE PLACE PREMIUM OUTLETS®

A SIMON CENTER

MICHIGAN CITY, INDIANA



LIGHTHOUSE
PLACE
PREMIUM
OUTLETS

Information Center

WALK TO
MARINA REPUBLIC

PROPERTY OVERVIEW

LIGHTHOUSE PLACE PREMIUM OUTLETS®

MICHIGAN CITY, IN

MAJOR METROPOLITAN AREAS

South Bend:	50 miles
Chicago, IL:	60 miles
Grand Rapids, MI:	120 miles

RETAIL

GLA (sq. ft.) 455,000; 120 stores

OPENING DATES

Opened 1987
Expanded 1988, 1991, 1994, 1995,
1997

RADIUS POPULATION

15 miles:	132,617
30 miles:	564,208
45 miles:	4,083,324

AVERAGE HH INCOME

30 miles:	\$63,066
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SELECT TENANTS

adidas, American Eagle Outfitters, Ann Taylor Factory Store, Banana Republic Factory Store, Bath & Body Works, Calvin Klein, Carter's, Coach, Columbia Sportswear, Eddie Bauer Outlet, Gap Outlet, GUESS Factory Store, Gymboree Outlet, Hollister Outlet, J.Crew Factory, LOFT Outlet, Michael Kors Outlet, Movado Company Store, Nike Factory Store, The North Face, Old Navy, Polo Ralph Lauren Factory Store, Puma, Tommy Hilfiger, Under Armour, Vera Bradley

TOURISM / MAJOR ATTRACTIONS

Local and nearby attractions include the Blue Chip Casino, Hotel & Spa; Lake Michigan beaches and marinas; the Indiana Dunes National Lakeshore; zoo and museums; orchards; antique shops; and more. The area is home to one of only two lighthouses in Indiana. Lighthouse Place Premium Outlets is located within one mile of the largest Lake Michigan beach resort in Indiana. Nearly seven million people reside within a 60-mile radius of the center. Over five million tourists visit the Michigan City area each year.

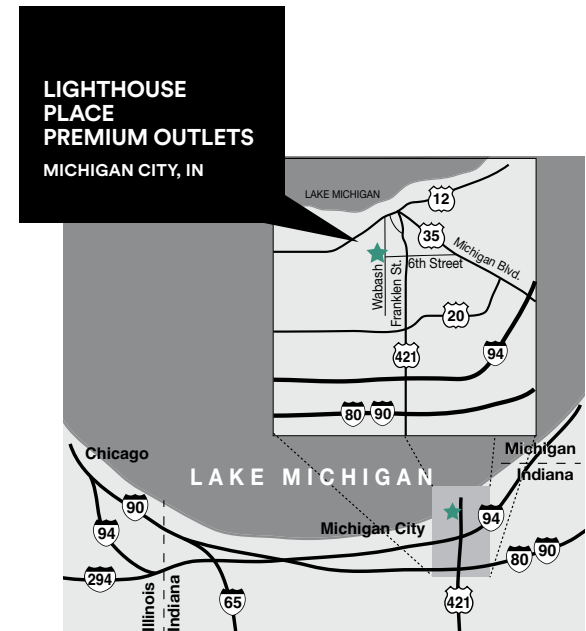
MARKET OVERVIEW

Lighthouse Place Premium Outlets is the closest outlet center for residents living within the 45-mile radius of Michigan City, including the markets of South Bend, Fort Wayne, and Kalamazoo. Perfectly situated to capture the high volume of traffic flowing from Chicago en route to Lake Michigan resorts, the center is a major shopping destination for visitors. The center is in convenient proximity to several universities, including Notre Dame, Valparaiso, IU South Bend, and Holy Cross.

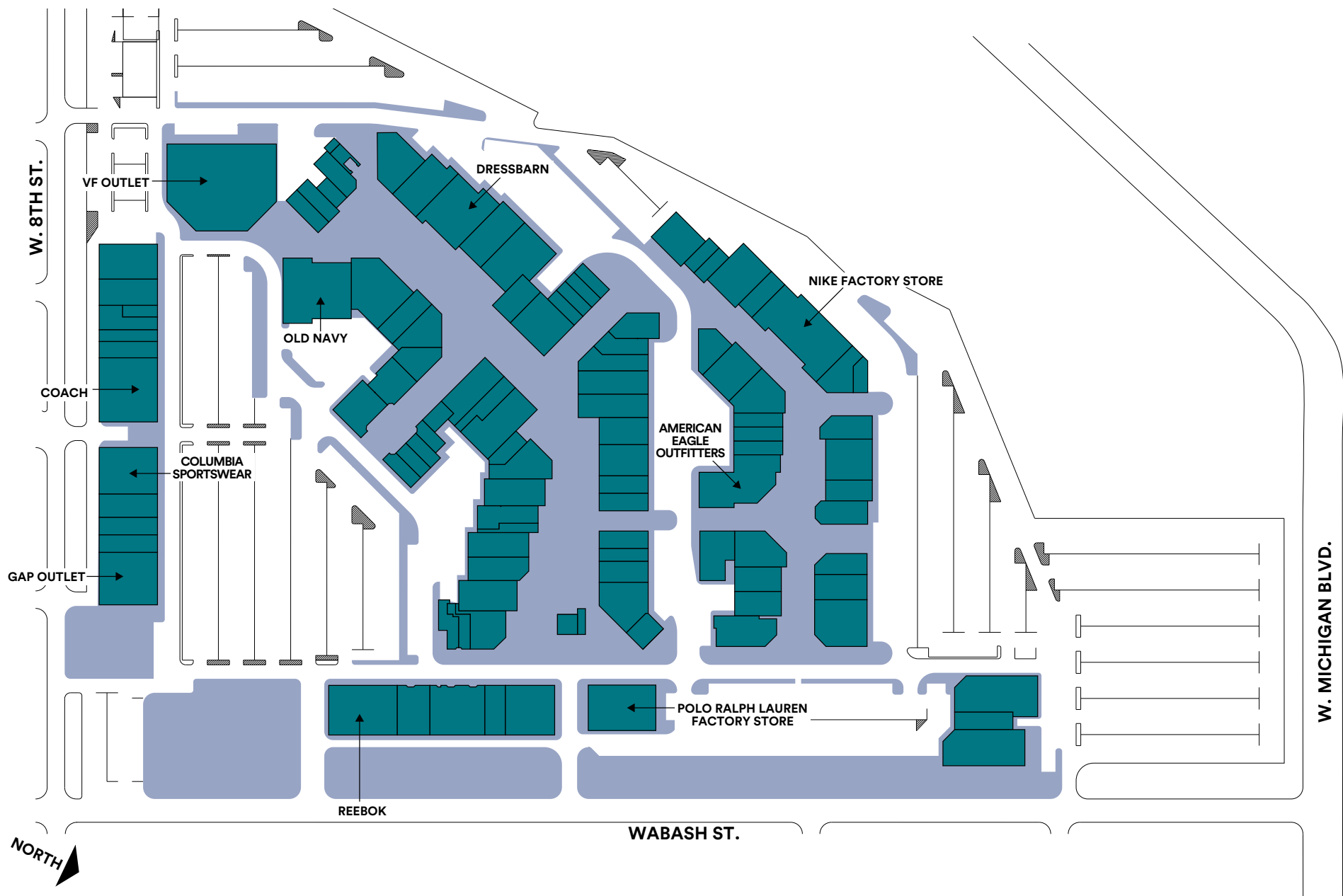
LOCATION / DIRECTIONS

Intersection of 6th & Wabash Streets, Michigan City, Indiana

- From Chicago: Take I-94 to Exit 34B
- From Michigan: Take I-94 to Exit 40
- From South Bend: Take I-80/90 to Exit 39



MASTER PLAN



AERIAL OVERVIEW



LIGHTHOUSE PREMIUM OUTLETS

W. 8th ST.

WABASH ST.

W. 6th ST.

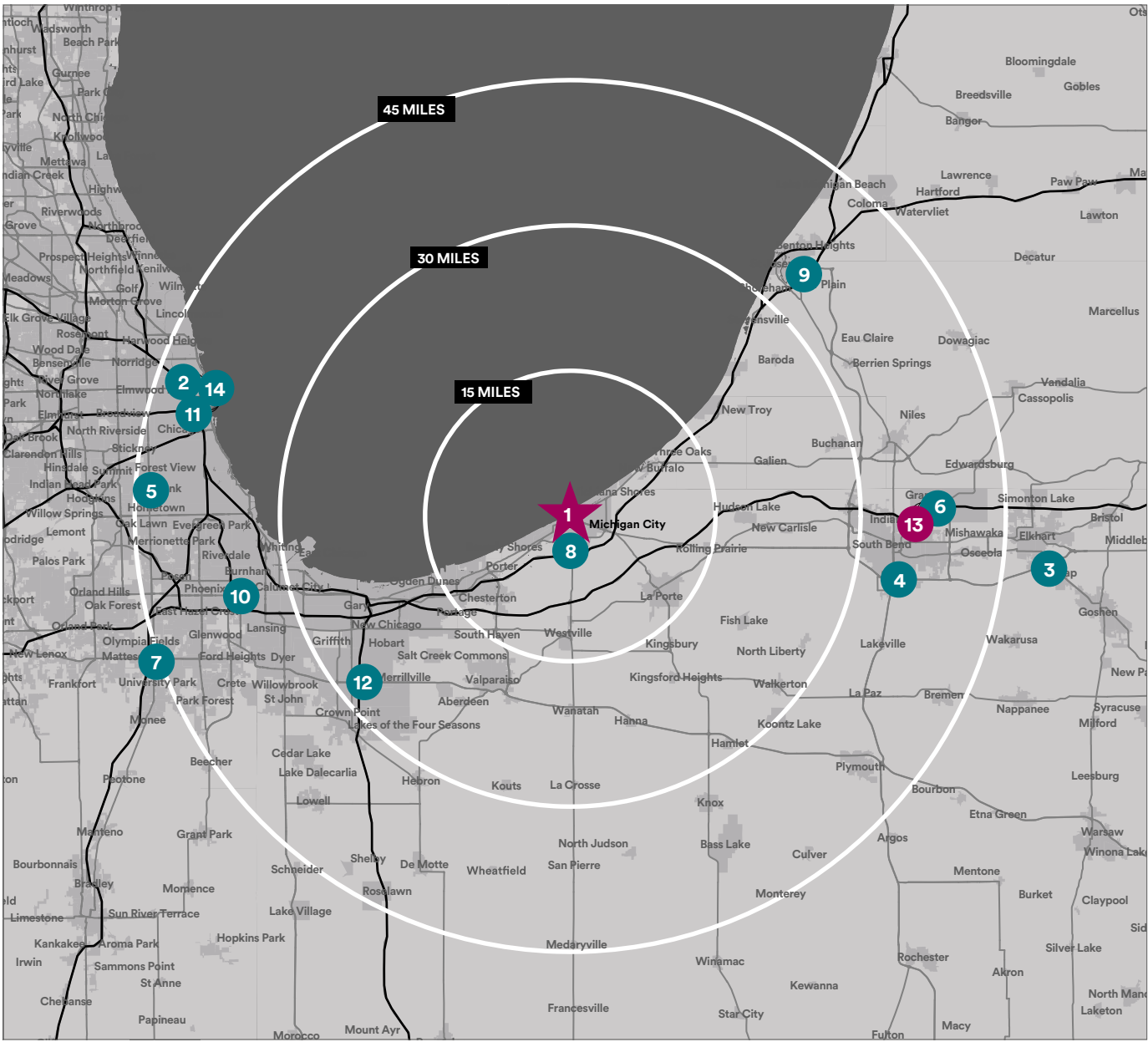
NORTH

US20

SURROUNDING AREA CENTERS

- Simon Centers
- Competition

- 1 Lighthouse Place Premium Outlets®
- 2 Clybourn Galleria
- 3 Concord Mall
- 4 Erskine Village
- 5 Ford City Mall
- 6 Heritage Square
- 7 Lincoln Mall
- 8 Marquette Mall
- 9 The Orchards Mall
- 10 River Oaks Center
- 11 The Shops at North Bridge
- 12 Southlake Mall
- 13 University Park Mall
- 14 Water Tower Place



OTHER RETAIL

SHOPPING CENTERS	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
Marquette Mall Michigan City, IN	515,000 sf	Carson's, Sears	3 miles / 10 minutes
Southlake Mall Merrillville, IN	1,121,000 sf	Carson's, JCPenney, Macy's, Sears	30 miles / 45 minutes
The Orchards Mall Benton Harbor, MI	625,000 sf	Carson's, JCPenney	35 miles / 50 minutes
River Oaks Center Calumet City, IL	1,193,000 sf	Macy's, JCPenney	35 miles / 50 minutes
University Park Mall Mishawaka, IN	919,000 sf	Macy's, JCPenney, Sears	38 miles / 50 minutes
Concord Mall Elkhart, IN	600,000 sf	Carson's, JCPenney	45 miles / 1 hour
Chicago Ridge Mall Chicago Ridge, IL	854,000 sf	Carson's, Sears	47 miles / 1 hour
Orland Square Orland Park, IL	1,230,000 sf	Carson's, Macy's, JCPenney, Sears	50 miles / 1 hour 10 minutes
OUTLET SHOPPING	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
Chicago Premium Outlets® Aurora, IL	688,000 sf	Saks Fifth Avenue OFF 5TH	95 miles / 2 hours



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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).