



CAROLINA  
PREMIUM OUTLETS®  
A SIMON CENTER

SMITHFIELD, NORTH CAROLINA



POLO RALPH LAUREN

COACH

POLO RALPH LAUREN

SEARS

FOSIL

HUGO BOSS

HUGO BOSS

205

50%

POLO RALPH LAUREN

## PROPERTY OVERVIEW

# CAROLINA PREMIUM OUTLETS®

SMITHFIELD, NC

### MAJOR METROPOLITAN AREA

Raleigh/Durham: 30 miles

### RETAIL

GLA (sq. ft.) 439,000; 80 stores

### OPENING DATES

Opened 1988

Expanded 1995, 1996, 1999

### PARKING RATIO

4:1

### RADIUS POPULATION

15 miles: 157,387

30 miles: 1,001,518

45 miles: 2,076,852

### AVERAGE HH INCOME

30 miles: \$66,718

### SELECT TENANTS

adidas, American Eagle Outfitters, Ann Taylor Factory Store, Banana Republic Factory Store, Brooks Brothers Factory Store, Carolina Pottery, Christopher & Banks, Coach, Eddie Bauer Outlet, Gap Factory, Gymboree Outlet, J.Crew Factory, LOFT Outlet, Nike Factory Store, Polo Ralph Lauren Factory Store, Reebok Outlet, Skechers, Talbots Outlet, Timberland Outlet, Tommy Hilfiger, Under Armour

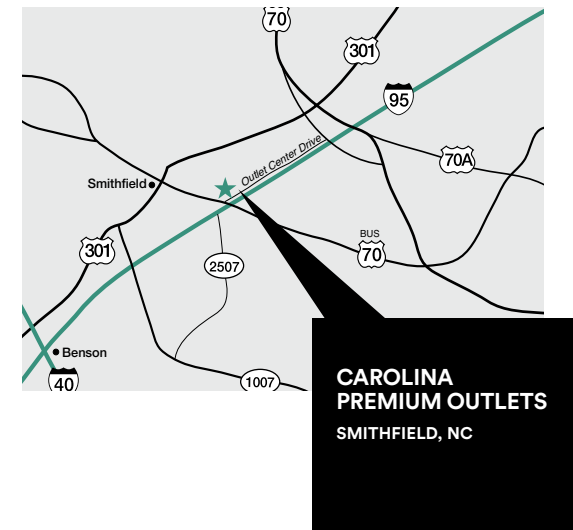
### TOURISM / TRAFFIC

Carolina Premium Outlets serves shoppers primarily from eastern/central North Carolina, including the city of Raleigh and the surrounding 20 counties. It is located on I-95 South, the primary north-south artery on the east coast, with more than 55,000 vehicles passing by the center daily. More than 2 million residents live within a 45-mile radius which includes the cities of Raleigh/Durham, Chapel Hill, and Fayetteville/Ft. Bragg. These areas contribute 65% of the center traffic. 35% of customers are from out of market, traveling through on I-95 and I-40. The Smithfield area has seen significant growth in the last five years with the addition of several hotel chains and national restaurant chains just one half mile south of the center. Carolina Premium Outlets is the only outlet center in northeastern North Carolina with the nearest competitor 80 miles to the northwest.

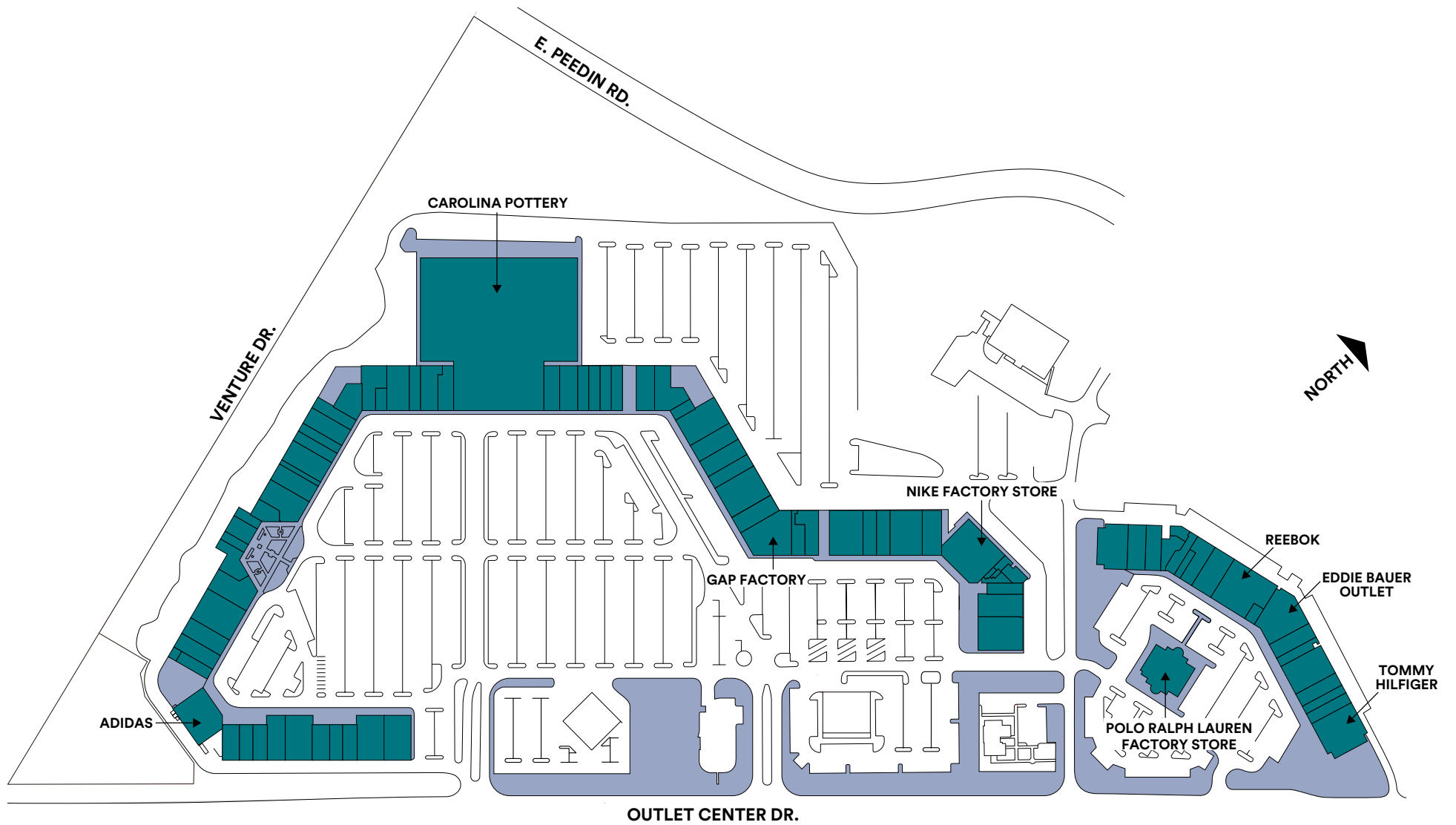
### LOCATION / DIRECTIONS

I-95, Exit 95 or Exit 97, 35 miles southeast of Raleigh, North Carolina.

- From Raleigh: A. I-40E to Exit 301 and bear right (Benson/Wilmington) to Exit 309 (Smithfield/Goldsboro) US 70E to Exit 334 for approximately three miles and turn right on Outlet Center Drive at KFC; center is located one mile ahead on right; B. I-40E to I-95N to Exit 95, left over bridge, bear right onto Outlet Center Drive
- From Fayetteville: I-95N to Exit 95, left over bridge, bear right onto Outlet Center Drive
- From Rocky Mount: I-95S to Exit 95, bear right onto Outlet Center Drive



MASTER PLAN



AERIAL OVERVIEW



VENTURE DR.

E. PEEDIN RD.

COMPONENT DR.

OUTLET CENTER DR.

I-95

NORTH

# SURROUNDING AREA CENTERS

- Simon Centers
  - Competition
- 1 Carolina Premium Outlets®
  - 2 Berkeley Mall
  - 3 Cameron Village
  - 4 Cary Towne Center
  - 5 Crabtree Valley Mall
  - 6 Cross Creek Mall
  - 7 Golden East Crossing
  - 8 Greenville Mall
  - 9 Northgate Mall
  - 10 Park West Village
  - 11 The Streets at Southpoint
  - 12 Triangle Town Center
  - 13 University Mall
  - 14 Vernon Park Mall
  - 15 Wilson Mall



## OTHER RETAIL

SHOPPING CENTERS	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
<b>Crabtree Valley Mall</b> Raleigh, NC	1,330,000 sf	Belk, Macy's, Sears	37 miles / 35 minutes
<b>Triangle Town Center</b> Raleigh, NC	1,200,000 sf	Belk, Dillard's, Macy's, Saks Fifth Avenue, Sears	37 miles / 35 minutes
<b>Cary Towne Center</b> Cary, NC	1,108,000 sf	Belk, Dillard's, JCPenney	37 miles / 50 minutes
<b>The Streets at Southpoint</b> Durham, NC	1,300,000 sf	Belk, Macy's, JCPenney, Nordstrom, Sears	52 miles / 1 hour 5 minutes

OUTLET SHOPPING	GROSS LEASABLE AREA	DISTANCE / DRIVE-TIME
<b>Tanger Outlet Center</b> Mebane, NC	319,000 sf	80 miles / 1 hour 23 minutes
<b>Burlington Outlet Village</b> Burlington, NC	300,000 sf	87 miles / 1 hour 30 minutes
<b>Tanger Outlet Center</b> Nags Head, NC	82,000 sf	205 miles / 4 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).