

THE GALLERIA AT WHITE PLAINS

White Plains (New York), New York



SIMON®

THE GALLERIA

AT WHITE PLAINS

878,000 Sq. Ft.

Macy's
Sears
Old Navy
H&M



GALLERIA

WHITE PLAINS

WELLS FARGO BANK

CENTER INFORMATION

- ★ ● SPG Centers
- Competition

1. **The Galleria at White Plains**
Macy's, Sears, Old Navy, H&M
2. **Cross County Shopping Center**
Macy's, Sears, Old Navy
3. **Jefferson Valley Mall**
Macy's, Sears, H&M
4. **Nanuet Mall**
Macy's, Sears
5. **Newport Centre**
Macy's, JCPenney, Sears, Kohl's
6. **Palisades Center**
Lord & Taylor, Macy's, JCPenney, Target, H&M, The Home Depot, Bed Bath & Beyond, Best Buy, BJ's Wholesale Club, DSW, Jo-Ann's Etc., Modell's Sporting Goods, Old Navy, Sports Authority, Staples
7. **Queens Center**
Macy's, JCPenney
8. **Ridge Hill Village Center (2009)**
9. **Roosevelt Field**
Bloomingdale's, Bloomingdale's Furniture Gallery, Nordstrom, Macy's, JCPenney, Dick's Sporting Goods
10. **The Shops at Riverside**
Saks Fifth Avenue, Bloomingdale's, Barnes & Noble, Pottery Barn
11. **Stamford Town Center**
Saks Fifth Avenue, Macy's, Barnes & Noble
12. **The Westchester**
Neiman Marcus, Nordstrom
13. **Westfield Garden State Plaza**
Neiman Marcus, Nordstrom, Lord & Taylor, Macy's, JCPenney



Location: Central to Westchester County's Tremendous Buying Power

The Galleria at White Plains is in the center of White Plains' revitalized downtown at the intersection of Main Street and Lexington Avenue. It is easily accessible from the key highways in the central part of the county.

- It's an ideal location. The city of White Plains has a population of approximately 57,000. It is surrounded by a number of affluent suburbs, including Scarsdale, Bronxville, Rye, and Harrison, many of which have average annual household incomes well above regional and national norms. The median value of a single-family home in Westchester County is more than \$582,000.
- Major highways nearby—including the Cross Westchester Expressway (I-287), the Bronx River Parkway, and I-684—provide easy access from throughout the trade area as well as from outlying parts of the market, such as the wealthy suburbs in Connecticut's Fairfield County.
- Four major airports—JFK, LaGuardia, Newark, and Westchester County Airport—are all within an hour's drive of The Galleria at White Plains.



Project Overview: Continued Success

Among its more than 125 retailers and restaurants are a number of stores that are exclusive to The Galleria at White Plains in the area—including H&M, Old Navy, and Forever 21.

The mall has developed a reputation for connecting with the community. One example is its partnership with nearby White Plains Hospital in a walking program that has more than 1,000 members. This kind of outreach, combined with an excellent retail mix, has helped the mall build a highly loyal customer base from across the trade area.

MAJOR RETAILERS:	
Macy's	Sears
Old Navy	H&M

SPECIALTY RETAIL, RESTAURANTS, AND ENTERTAINMENT:		
Aéropostale	ALDO	Ann Taylor Loft
AT&T	Bath & Body Works	Bourbon Street Cafe
Brookstone	Foot Locker	Forever 21
Journeys	Lane Bryant	LensCrafters
New York & Company	Nine West	Payless ShoeSource
RadioShack	Victoria's Secret	Wendy's

KEY

- Department Stores
- Retail







Trade Area Commerce: A Strong Foundation for Continued Growth

The Galleria at White Plains' trade area is a prime locale for a wide variety of retailers. The diverse economy contributes to a stable marketplace and steady growth. In close proximity to New York City, the area has a well-educated work force and ready access to national and world markets. The mall is close to some of the nation's most popular cultural and recreational resources—Manhattan is just 25 miles to the south.

- Major employers in the area include AT&T; Cornell Med Center, NY; Collin Services Systems; White Plains City Schools; City of White Plains; Westchester County Offices; Macy's; Cofreth American Corporation; A&A Staffing; Bloomingdale's; Burke Rehabilitation Hospital; and Amalgamated Life.
- Other major employers include: Ritz-Carlton Hotel and Residences; Trump Tower at City Center; Crowne Plaza; IBM; Mitsubishi Chemical America; Nextel Communications; Nine West Group, Inc; Starwood Hotels and Resorts Worldwide; ITT; MasterCard Worldwide; Reader's Digest Association; and PepsiCo.
- There are ample educational opportunities in the area as well. Located in White Plains, Pace University offers a wide array of undergraduate degrees and is well known for its School of Law's environmental law program. The university also features the Lubin School of Business with its highly regarded MBA program. Other area colleges include Mercy College and the College of Westchester. All help foster job and income growth in the trade area and throughout the region.

These factors form the foundation for a sound and diverse regional economy that continues to provide a robust shopper presence for The Galleria at White Plains and its retailers.

Population: A Solid Base of Affluent Shoppers

White Plains' population has grown almost 8% since 2000, placing it among the fastest-growing areas in metro New York and the surrounding region.

- The city's population is approximately 57,000, but it surges to more than 250,000 during the business day as workers, shoppers, and visitors arrive.
- The trade area includes affluent Westchester County—home to The Galleria at White Plains—and portions of the Bronx.
- Trade area population topped 1.2 million in 2008. The number of trade area households totaled almost 447,000 and the average annual household income exceeded \$95,000 for the year. The median age within the trade area was 36.1.
- 22% of trade area households earned \$100,000 or more during 2008, a percentage above national and regional averages.

Solid population, job, and income trends point to continued success for The Galleria at White Plains.



2008 Population Density

1 Dot = 50 persons

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10. The Shops at Riverside
11. Stamford Town Center
12. The Westchester
13. Westfield Garden State Plaza



2008 Average Household Income Ranges

- \$0 to \$33,000
- \$33,001 to \$66,000
- \$66,001 to \$100,000
- \$100,001+

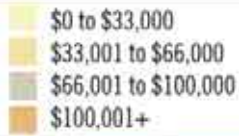
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Projected 2013 Average Household Income Ranges



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2008 Households With Incomes over \$100K

1 Dot = 10 households

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To learn more about leasing opportunities at
The Galleria at White Plains, please contact:

D. J. PORTANOVA | 212.745.9611 | DPORTANOVA@SIMON.COM

Corporate Profile

Simon Property Group, Inc., is an S&P 500 company and the largest public U.S. real estate company. Simon is a fully integrated real estate company which operates from five retail real estate platforms: regional malls, Premium Outlet Centers®, The Mills®, community/lifestyle centers, and international properties. It currently owns or has an interest in 386 properties comprising 263 million square feet of gross leasable area in North America, Europe, and Asia. The Company is headquartered in Indianapolis, Indiana, and employs more than 5,000 people worldwide. Simon Property Group, Inc., is publicly traded on the NYSE under the symbol SPG. For further information, visit the Company's Web site at www.simon.com.

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225 West Washington Street, Indianapolis, IN 46204 317.636.1600 [simon.com](https://www.simon.com)[®]

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