



WOODBURY COMMON

A SIMON PREMIUM OUTLET

CENTRAL VALLEY, NEW YORK

WHAT'S NEW AT WOODBURY COMMON PREMIUM OUTLETS®

Woodbury Common Premium Outlets is a world-class shopping destination with 250 of the most sought after, high-end fashion and designer retail brands in the world.

The number one performing outlet center in the U.S., the shopping center attracts millions of shoppers annually from around the world, making it one of New York's top tourist destinations.

Through its international marketing efforts, the center attracts thousands of tour groups annually.



WHAT'S NEW AT
WOODBURY COMMON PREMIUM OUTLETS®

In addition to the huge international and domestic tourist component, Woodbury Common Premium Outlets serves the largest, most densely populated and affluent MSA's in the U.S., with 20 million people living within 60 miles of the center.

The Woodbury Common shopper spends an average of four to six hours on property.

Woodbury Common Premium Outlets has recently completed a multimillion-dollar total center renovation in an effort to elevate the shopper experience to an unprecedented level. This includes the creation of a state-of-the-art Market Hall food pavilion, as well as other shopper comforts to motivate guests to stay longer and spend more.

REDEVELOPMENT

Woodbury Common Premium Outlets recently added new retailers and customer amenities to create a one-of-a-kind enhanced luxury shopping experience.

Shoppers will enjoy new landscaping, signage, artwork, waterfalls, and outdoor seating in shaded areas. The new Market Hall allows customers to recharge after a day of shopping. Plus, there are new eateries such as Shake Shack, Le Pain Quotidien, and Chipotle as well as reconfigured tenant spaces boasting new luxury brands like Givenchy, Golden Goose, Loewe, and Peserico.

A 60,000-square-foot addition expands Woodbury Common Premium Outlets to 902,000 square feet.

A new parking garage with smart park technology adds 1,000 parking spaces.



REDEVELOPMENT

In addition, on-site roads have been improved and a well-defined outer loop has been established to allow for a smoother movement of traffic. Woodbury Common Premium Outlets continues to emphasize a personalized customer experience.

Guest Services staff members can greet customers in 14 different languages at each of the three Guest Services locations across the property. Shopper trolleys are available to ferry customers from parking lots to various stores. Free Wi-Fi is available throughout the property.



PROPERTY OVERVIEW

WOODBURY COMMON PREMIUM OUTLETS®

CENTRAL VALLEY, NY

MAJOR METROPOLITAN AREAS

New York City: 50 miles south

RETAIL

GLA (sq. ft.) 902,000; 240 stores

OPENING DATES

Opened 1985

Expanded 1993, 1994, 1998, 2016

PARKING RATIO

7.3

RADIUS POPULATION

15 miles: 529,448

30 miles: 2,713,090

45 miles: 11,982,974

60 miles: 19,251,843

AVERAGE HH INCOME

30 miles: \$119,892

SELECT TENANTS

Saks Fifth Avenue OFF 5TH, Armani, Balenciaga, Barneys New York Warehouse, Bottega Veneta, Breitling, Brioni, Brunello Cucinelli, Burberry, Canali, Chloé, Coach, Diane von Furstenberg, Dior, Dolce & Gabbana, Fendi, Frette, Givenchy, Golden Goose, Gucci, HUGO BOSS, Hunter, Jimmy Choo, John Varvatos, La Perla, Loro Piana, Marni, MaxMara, Moncler, Nike Factory Store, The North Face, Polo Ralph Lauren Factory Store, Prada, Saint Laurent, Salvatore Ferragamo, Theory, Thomas Pink, Tod's, Tom Ford, Tory Burch, True Religion, Valentino, Versace

MAJOR ATTRACTIONS

New York City, U.S. Military Academy - West Point, Bear Mountain State Park, local wineries, Legoland New York (2020), Catskill Mountain resorts, and Resorts World Catskills.

LOCATION / DIRECTIONS

Fifty miles north of New York City at the major junction of Rte. 17 and the NY State Thruway (I-87) Harriman, Exit 16.

From NYC: Proceed over the George Washington Bridge. Follow signs to the Palisades Parkway North to the Central Valley Exit (Rte. 6 West). Proceed on Rte. 6 West to traffic light. Turn right onto Rte 32. Proceed three traffic lights and turn right into entrance.

Alternate route: Proceed over the George Washington Bridge. Follow signs to the Palisades Parkway North to Exit 9W (NY State Thruway I-87N). Proceed to Exit 16-Harriman. Pay toll and exit immediately at right bearing at Woodbury Outlets Blvd.

From Newark Airport: Follow signs to Garden State Parkway North. Proceed on Garden State Parkway to end. Follow signs to NY State Thruway I-87N toward Albany and continue to Exit 16-Harriman. Pay toll and exit immediately bearing right at Woodbury Outlets Blvd.

WOODBURY COMMON PREMIUM OUTLETS

CENTRAL VALLEY, NY



MASTER PLAN

I-87



SAKS FIFTH AVENUE
OFF 5TH

PRADA

TORY
BURCH

CALVIN
KLEIN

PARKING
DECK

SR 17

NIKE FACTORY STORE

KATE SPADE NEW YORK

TOMMY HILFIGER

POLO
RALPH LAUREN
FACTORY STORE

GAP FACTORY

J. CREW FACTORY

BANANA REPUBLIC
FACTORY STORE

SR 32

UNDER ARMOUR



AERIAL OVERVIEW



I-87 / NEW YORK STATE THRUWAY

WOOBURY COMMON PREMIUM OUTLETS

RING RD

SR 32

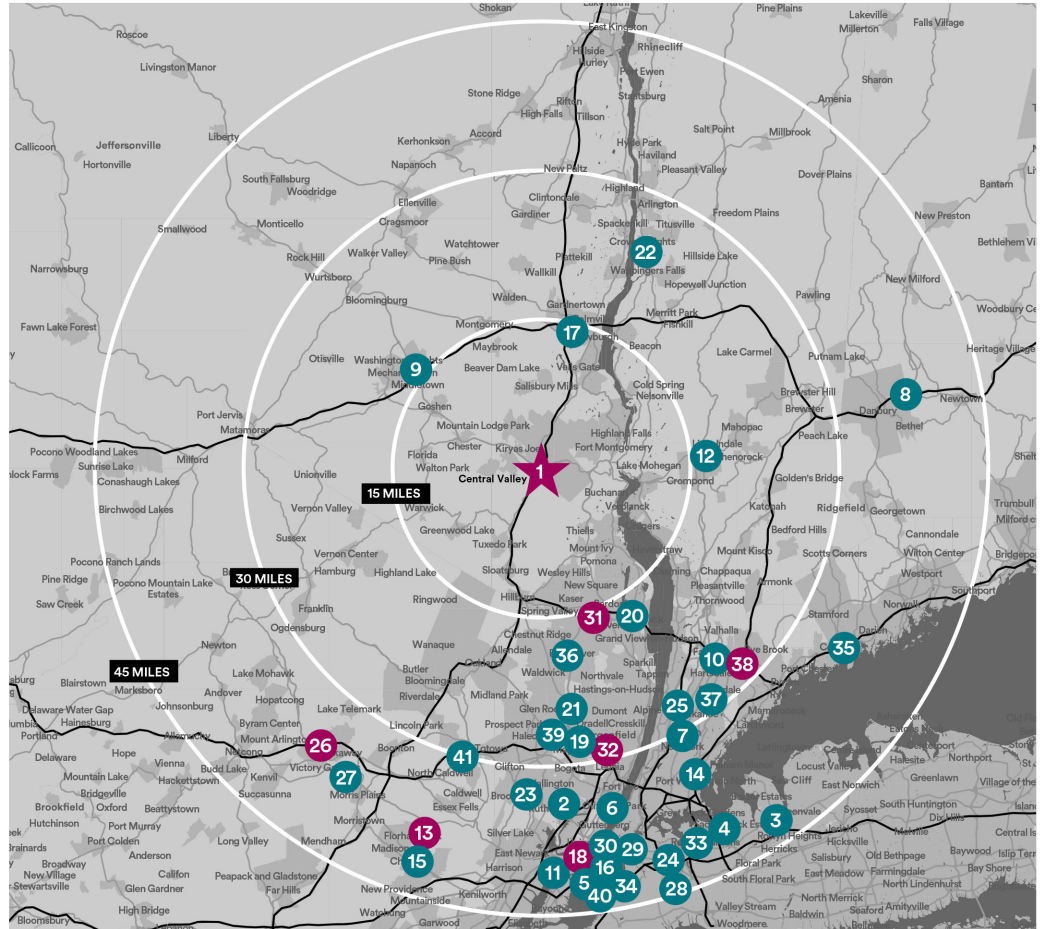
SR 17

NORTH

SURROUNDING AREA CENTERS

- ★ Simon Centers
- Other Centers

1. Woodbury Common Premium Outlets
2. American Dream
3. Americana Manhasset
4. The Bay Terrace
5. Brookfield Place
6. City Place at the Promenade
7. Cross Country Shopping Center
8. Danbury Fair Mall
9. The Galleria at Crystal Run
10. Galleria at White Plains
11. Hudson Mall
12. Jefferson Valley Mall
13. Livingston Mall
14. The Mall at Bay Plaza
15. The Mall at Short Hills
16. Manhattan Mall
17. Newburgh Mall
18. Newport Centre
19. The Outlets at Bergen Town Center
20. Palisades Center
21. Paramus Park Shopping Center
22. Poughkeepsie Galleria
23. The Promenade Shops at Clifton
24. Queens Center
25. Ridge Hill
26. Rockaway Town Square
27. The Shoppes at Union Hill
28. The Shops at Atlas Park
29. The Shops at Columbus Circle
30. The Shops at Hudson Yards
31. The Shops at Nanuet
32. The Shops at Riverside
33. The Shops at Skyview Center
34. South Street Seaport
35. Stamford Town Center
36. Tice's Corner Marketplace
37. Vernon Hills Shopping Center
38. The Westchester
39. Westfield Garden State Plaza
40. Westfield World Trade Center
41. Willowbrook Mall



OTHER RETAIL

OUTLET SHOPPING	GROSS LEASABLE AREA	ANCHORS	DISTANCE / DRIVE-TIME
The Galleria at Crystal Run Middletown, NY	1,043,000 sf	JCPenney, Macy's	18 miles / 25 minutes
Newburgh Mall Newburgh, NY	366,000 sf	Bon Ton, Sears	16 miles / 20 minutes
The Shops at Nanuet® Nanuet, NY	758,000 sf	Macy's, Sears	26 miles / 35 minutes
Garden State Plaza Paramus, NJ	2,181,000 sf	Neiman Marcus, Nordstrom, Macy's	32 miles / 37 minutes
The Shops at Riverside Hackensack, NJ	699,000 sf	Bloomingdale's	34 miles / 38 minutes
Poughkeepsie Galleria Poughkeepsie, NY	1,150,000 sf	JCPenney, Macy's, Sears	36 miles / 45 minutes
The Westchester White Plains, NY	810,000 sf	Nordstrom, Neiman Marcus	40 miles / 45 minutes
Danbury Fair Danbury, CT	1,292,000 sf	Macy's, Lord & Taylor	57 miles / 1 hour
OUTLET SHOPPING	GROSS LEASABLE AREA		DISTANCE/ DRIVE-TIME
The Outlets at Bergen Town Center Paramus, NJ	917,000 sf		28 miles / 36 minutes
The Mills at Jersey Gardens® Elizabeth, NJ	1,302,000 sf		55 miles / 1 hour 10 minutes
The Crossings Premium Outlets® Tannersville, PA	412,000 sf		100 miles / 1 hour 1 minute



WOODBURY
COMMON
A Premium Center

MARKET HALL

WOODS WORKS



60 Columbia Road Building B 3rd Floor Morristown, NJ 07960 (973) 228-6111 premiumoutlets.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).