

CHRISTIANA MALL

NEWARK, DELAWARE



CHRISTIANA MALL

- Christiana Mall is the most desirable and tax-free fashion destination between Philadelphia and Baltimore and one of the highest productivity malls in the country. The mall is comprised of the trendiest fashion retailers, a \$1,400-per-square-foot grand Food Court and an exceptional streetscape with fashion retailers and restaurants and over 20 million visitors a year.

EXCLUSIVE MERCHANDISING MIX

- The center's exclusive merchandising includes a new retail mix that caters to a broad demographic market including Apple, Microsoft, A|X Armani Exchange, True Religion Brand Jeans, Urban Outfitters, South Moon Under, Invicta and Anthropologie.
- Anchors include Nordstrom, JCPenney, Macy's, Cabela's, Target and Cinemark Theatres.
- A variety of dining options includes The Cheesecake Factory, BRIO Tuscan Grille, J. B. Dawson's Restaurant & Bar, California Pizza Kitchen, Ruby Tuesday, Sixth & Pine Restaurant, Noodles & Co. and Panera Bread.

CENTER EXPANSION

- The center will complete an expansion in 2014 that will include the addition of a 100,000-square-foot Cabela's (May 2014) and a 50,000-square-foot 12-screen Cinemark Theatres (late 2014).

THE LOCATION

- Christiana Mall is conveniently located on I-95, 12 miles southwest of Wilmington, DE, and halfway between Philadelphia and Baltimore. Christiana Mall has major highway access to I-95, I-495, I-295 and the New Jersey Turnpike; in addition, the Philadelphia International Airport is 20 miles from the center.
- The I-95 roadways around the center have recently been upgraded to vastly improve traffic flow to and around the center, increasing its popularity.
- Tax-free shopping, convenient location off of I-95, the busiest highway in the country, and the exclusive merchandising mix make Christiana Mall a tourist destination and draw traffic up to 100 miles away.

THE TRADE AREA

- The center's trade area covers the northern section of Delaware and extends into Pennsylvania, Maryland and New Jersey.
- Christiana Mall draws approximately 50% of visitors from its neighboring states. These out-of-state shoppers are primarily motivated by Delaware's tax-free shopping and the new exclusive mix of retailers and restaurants.
- The University of Delaware, one of the oldest institutions of higher education in the United States, now a state-of-the-art facility, is comprised of 16,000 undergraduate and 3,500 graduate students and is conveniently located 7 miles from the center.
- Delaware is the incorporating capital of the world with more than 50% of all U.S. publicly traded companies and 63% of the Fortune 500 being incorporated in Delaware. The state's attractiveness as a corporate haven is largely because of its business-friendly corporation law. Financial institutions have a strong presence in the state including Bank of America, Bank One, Barclays, Citigroup, JPMorgan Chase and M&T Bank.

TOP THREE PERFORMING CATEGORIES:

- Electronics
- Teen apparel
- Children's apparel

MALL INFORMATION

LOCATION: 132 Christiana Mall; Cross streets: Route 1 and I-95

MARKET: Wilmington, DE/Philadelphia, PA

DESCRIPTION: One level, enclosed, with a super-regional draw

ANCHORS: Nordstrom - 123,000 square feet

Target - 145,312 square feet

Macy's - 215,000 square feet

JCPenney - 158,000 square feet

Cabela's - 100,000 square feet

Cinemark Theatres - 50,760 square feet

TOTAL RETAIL SQUARE FOOTAGE: 1,277,843

PARKING SPACES: 6,628

FOOD COURT: 14 UNITS

OPENED: 1978

EXPANDED/RENOVATED: Renovated 1991; renovated 2009; expansion 2014

TRADE AREA PROFILE

2013 POPULATION 661,813

2018 PROJECTED POPULATION 678,826

2013 HOUSEHOLDS 246,157

2018 PROJECTED HOUSEHOLDS 252,311

2013 MEDIAN AGE 37.4

2013 AVERAGE HOUSEHOLD INCOME \$84,666

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$101,502

10 - MILE RADIUS

2013 POPULATION 465,404

2018 PROJECTED POPULATION 473,420

2013 HOUSEHOLDS 176,224

2018 PROJECTED HOUSEHOLDS 179,305

2013 MEDIAN AGE 37.0

2013 AVERAGE HOUSEHOLD INCOME \$83,097

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$100,702

DAYTIME EMPLOYMENT

3 - MILE RADIUS 55,636

5 - MILE RADIUS 110,126

Source: Esri 2013

