

PACIFIC
RETAIL

SOUTHLAKE MALL

DISCOVER SOMETHING NEW

SOUTHLAKE MALL



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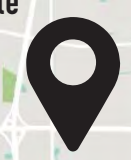
MERRILLVILLE, IN
Epicenter of a bustling tri-state trade area

EASY ACCESS
to major highways I-65, I-80, I-90, I-84

43 MILES
Southeast of Downtown Chicago

210,899+
Total vehicles passing daily

141,809
employees within 10 miles

 **Southlake Mall**

5 Miles

Welcome

Conveniently located on US-30 just off I-65 connecting to I-80, I-90 and I-94, Southlake Mall is at the epicenter of a bustling tri-state trade area. Anchored by JCPenney, Macy's, and AMC Showplace 12, Southlake Mall is an enclosed two-level shopping center with over 160 retailers including Kohl's, Express, JD Sports, Kids Empire, Starbucks, Akira, Carter's, Foot Locker, Pandora, Build-a-Bear, Dry Goods and more. Dine and unwind at one of the many restaurants on property including Cooper's Hawk Winery and Restaurant, Olive Garden, Chili's Grill and Bar, Cajun Boil and Bar, and Buffalo Wild Wings. Whether shopping, grabbing a bite to eat or catching a movie, Southlake Mall is a one-stop shop for the community.



The town of Merrillville, Indiana

**A vibrant suburban community
located in Lake County, known for its
welcoming atmosphere and diverse
amenities.**

The town offers a mix of residential neighborhoods, schools, and commercial areas, making it an attractive place for families and individuals alike. With convenient access to major highways, Merrillville provides easy connectivity to nearby urban centers like Chicago. Residents enjoy a range of recreational opportunities, including parks, shopping centers, and cultural venues.

Firestone



★ macy's



KOHL'S



JARED



BUFFALO WILD WINGS



FOREVER 21

US HIGHWAY 30

SOUTHLAKE MALL

MISSISSIPPI STREET

US HIGHWAY 30

64,577 Vehicles per Day

MISSISSIPPI STREET

20,916 Vehicles per Day

INTERSTATE-65

125,406 Vehicles per Day

JCPenney



COOPER'S HAWK WINERY & RESTAURANT



KIDS EMPIRE





Southlake Mall represents a family-friendly community that embodies the Northwest Indiana lifestyle.

QUICK FACTS

Built in 1974, Redeveloped in 2007

1,360,000 sq. ft. regional mall

Includes 160 stores and 7,827 parking spaces

Over 6 millions annual visitors and \$250 millions annual sales

A CENTRAL GATHERING PLACE

Nestled in the heart of the community, Southlake Mall distinguishes itself as more than just a shopping and dining destination; it is a vibrant and multifaceted experience. Boasting an array of high-quality retail stores and diverse dining options, the mall caters to a broad spectrum of tastes and preferences. Its thoughtfully curated blend of shops and eateries transforms routine outings into memorable adventures, creating a dynamic environment that invites exploration.



SOUTHLAKE
MALL



Retail Mix

SHOPPING

- ★ macy's
- JCPenney
- FOREVER 21
- KOHL'S
- PANDORA
- HOLLISTER CALIFORNIA
- VICTORIA'S SECRET
- MINI SOU
- メイソウ
- zumiez
- WINDSOR
- Bath&BodyWorks
- DRY GOODS
- sunglass hut
- AMERICAN EAGLE OUTFITTERS
- KAY JEWELERS
- EXPRESS
- Buckle
- AKIRA

DINING

- Starbucks
- COOPER'S HAWK WINERY & RESTAURANTS
- Chick-fil-A
- Olive Garden ITALIAN KITCHEN
- Clean Eatz
- BUFFALO WILD WINGS

SERVICES

- Visionworks
- LENSCRAFTERS
- Firestone
- T Mobile

ENTERTAINMENT

- AMC THEATRES
- KIDS EMPIRE

Demographics

	3-MILE	5-MILE	10-MILE
POPULATION	26,440	96,578	354,824
TOTAL HOUSEHOLDS	11,519	38,550	142,086
AVG. HOUSEHOLD INCOME	\$94,110	\$99,229	\$99,369

HOUSEHOLDS & EDUCATION

10-MILE RADIUS



64.3K+ College or Graduate Degree
 21.8K+ Graduate or Professional Degree
 230 K+ High School Graduate or Higher

RACE & ETHNICITY

10-MILE RADIUS



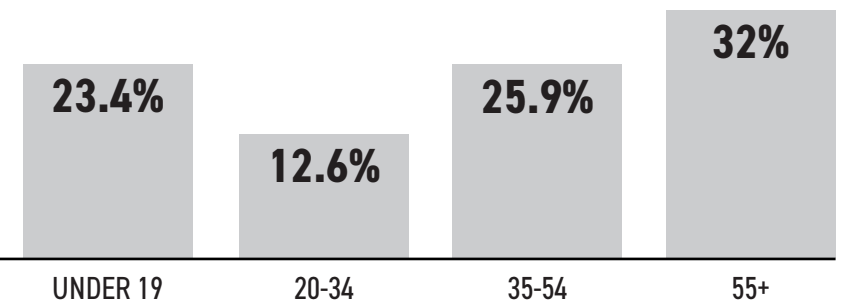
61.8% White
 24.5% Black or African American
 1.7% Asian
 3.8% Other



Estimated over 6 million shoppers per year

141,000+ Employees within a 10-mile radius

AGE
10-MILE RADIUS



Place-making

CREATING A SENSE OF PLACE



Customization, Localization & Curation

- Context and details are important
- Destination-worthy public spaces
- Custom artwork & FF&E
- Partnered with local artists & artisans
- Customized music lists



Tenant Marketing

Southlake features a full service Marketing team to develop and execute strategic Marketing campaigns and programs from community events to public art installations to public relations to increase sales, traffic and visibility at the center.

— DIGITAL & SOCIAL

Inclusion on property website and directories.
Regular social media posts on property social media channels with paid support when applicable.
Opportunity to include info (offers, events, promotions) in monthly e-newsletter.

— PUBLIC RELATIONS

Press releases coordinated with tenants, released in conjunction with paid social posts.
Strong relationships with local media and influencers who can offer turnkey services.

— ADVERTISING

General campaigns for center brand awareness across digital, social, print and sponsorships.





*Southlake Mall represents the **diverse, family-friendly community** that embodies the **Northwest Indiana lifestyle.***





BLOOD DRIVE



PHOTOS WITH SANTA



POP UP ART & ACTION EXHIBIT



FOOD COURT FRIDAYS

Community Initiatives & Signature Events

KIXCON



HALLOWEEN



LIVE EGG PAINTING



COMMUNITY PERFORMANCES





SUSTAINABLE PRACTICES
Energy Management



24/7 SECURITY PRESENCE



GUEST SERVICE & OTHER AMENITIES



INDOOR FAMILY PLAY AREA



DIVERSE TENANT MIX



FAMILY LOUNGE



COMMUNAL SEATING & INTERACTIVE GAMES



PUBLIC ART



AMPLE PARKING



COMMUNITY ACTIVITIES & ENTERTAINMENT

By The Numbers

FACEBOOK

42,351+ Page Likes

289,340+ Average Monthly Reach

WEBSITE

14,800+ Average Monthly Sessions

62,139+ Average Monthly Page Views

11,465+ Average Monthly Users

INSTAGRAM

4,127+ Total Followers

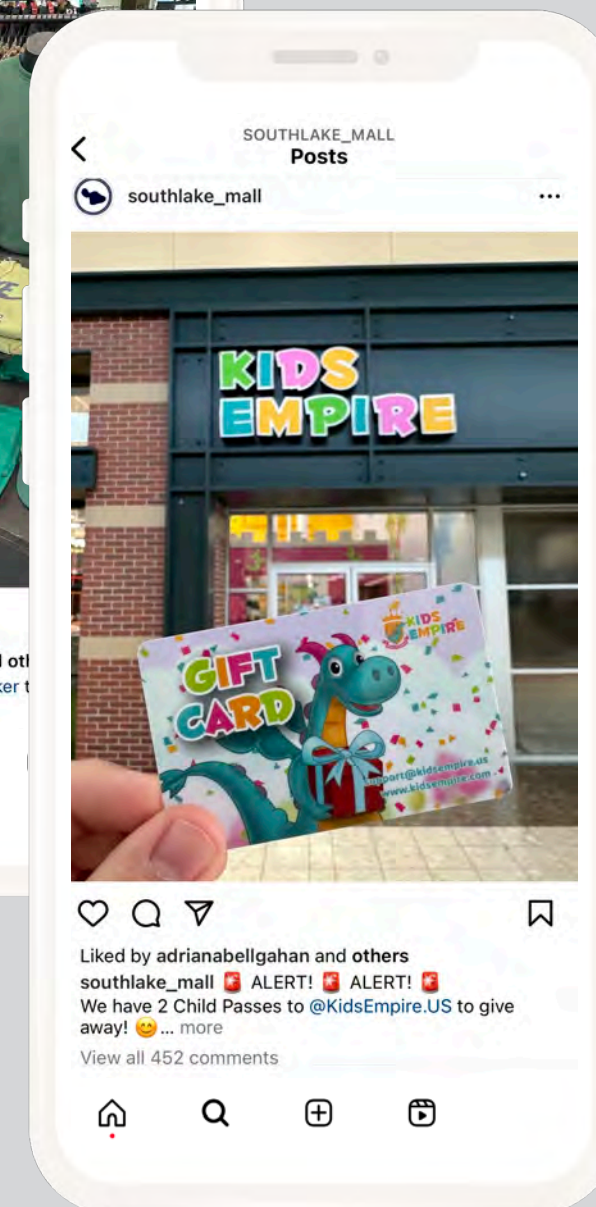
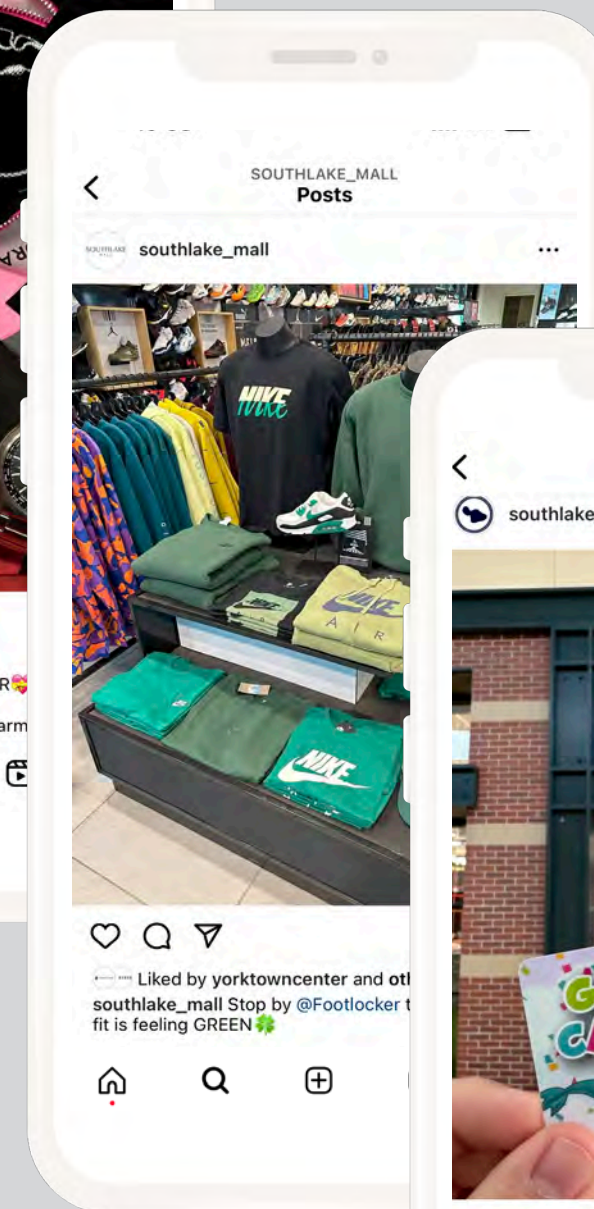
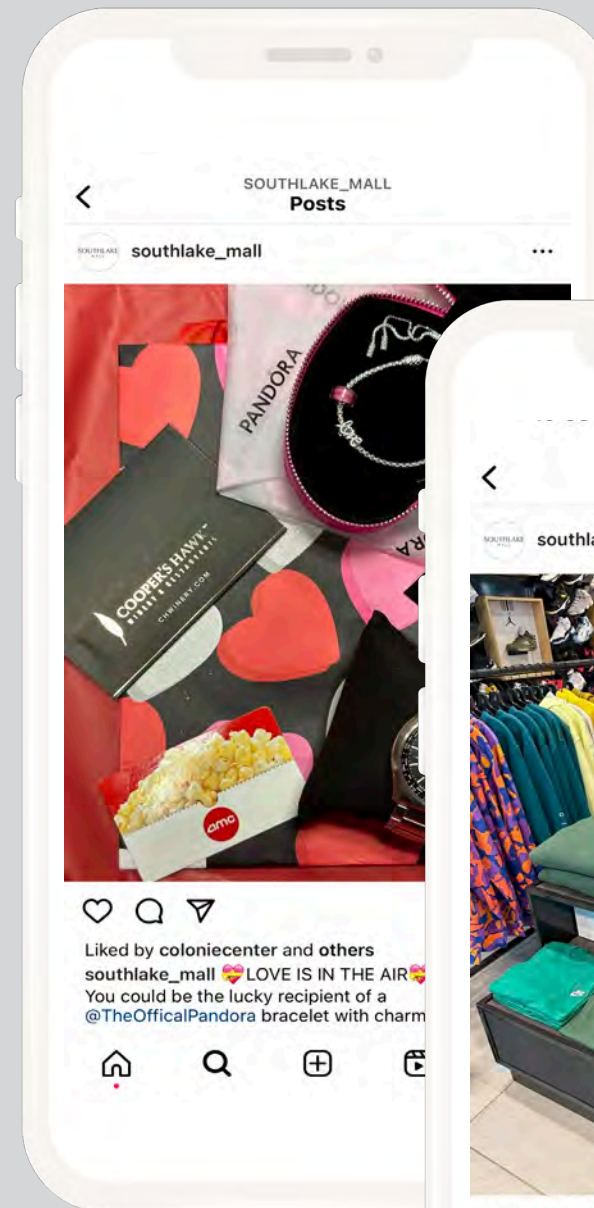
33,328+ Average Monthly Reach

EMAIL

63,659+ Total Subscribers

SMS

37,836+ Total Subscribers



Environmental, Social & Governance

OUR COMMITMENT

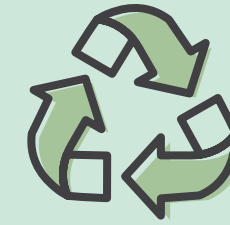
At Southlake, we honor our connection to the community and the environment, recognizing blessings and generously sharing resources with others. Our management team at Pacific Retail strives to be stewards of sustainability across their portfolio of properties by collaborating with stakeholders at all levels.



LED is highly energy efficient technology. The widespread use of LED lighting has the greatest potential impact on energy savings, and we're proud to have over 2,000 LED lights installed. Solar panels also deliver energy from our rooftops.



This is a crucial component to centralizing property infrastructure. Our operations run efficiently to monitor ventilation, lighting, energy, fire, security systems and more.



We make recycling easy for our tenants and our customers. All recyclables are placed in a single bin for recycling.

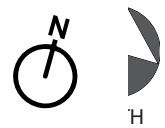
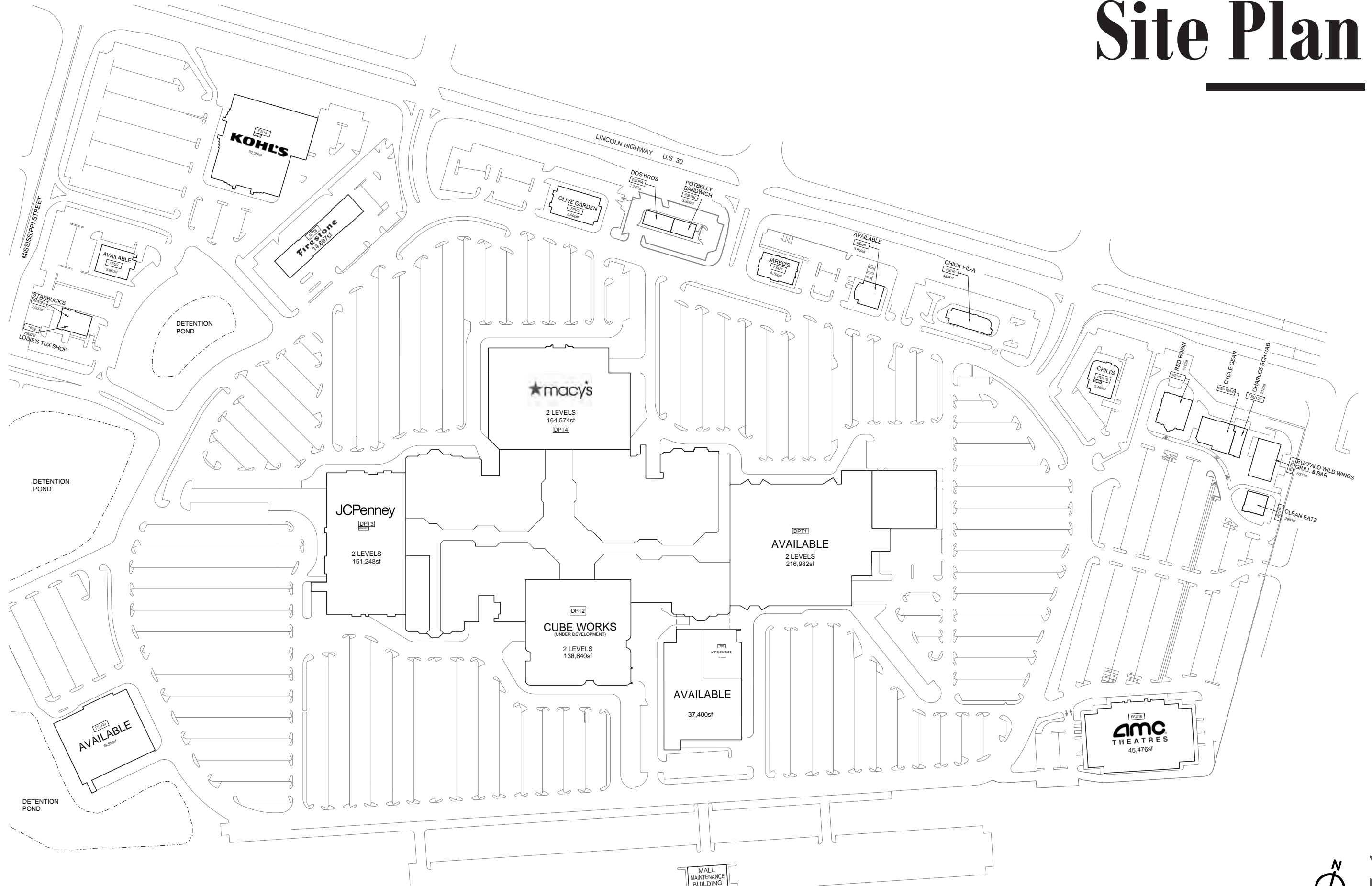


We will have several new stations to supply electricity for electric cars and plug-in hybrids in the upcoming year.



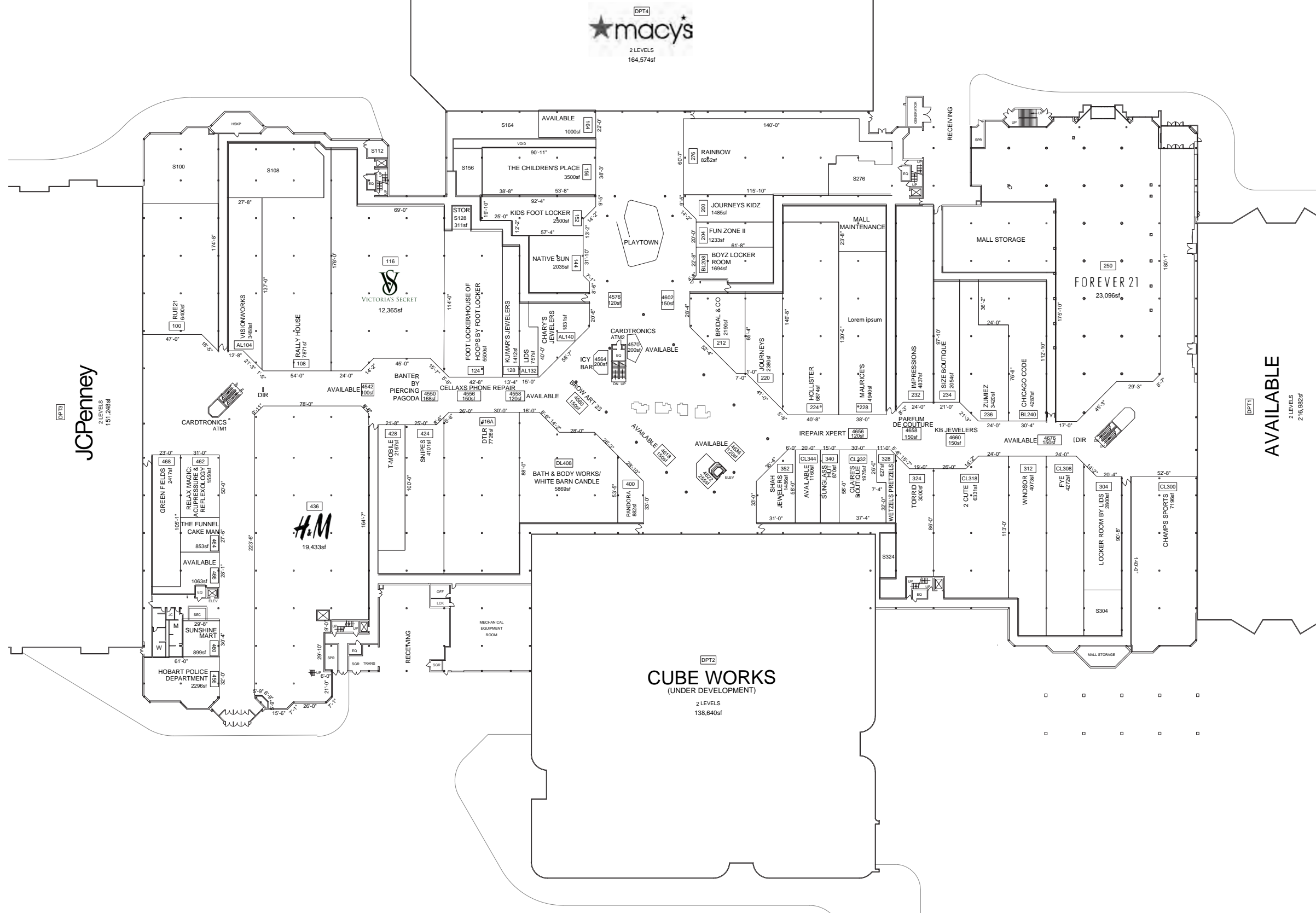
Cardboard recycling minimizes waste and improves the overall hygiene of the environment. It also helps conserve natural materials. Over 250 tons of waste are recycled per year at Southlake Mall.

Site Plan



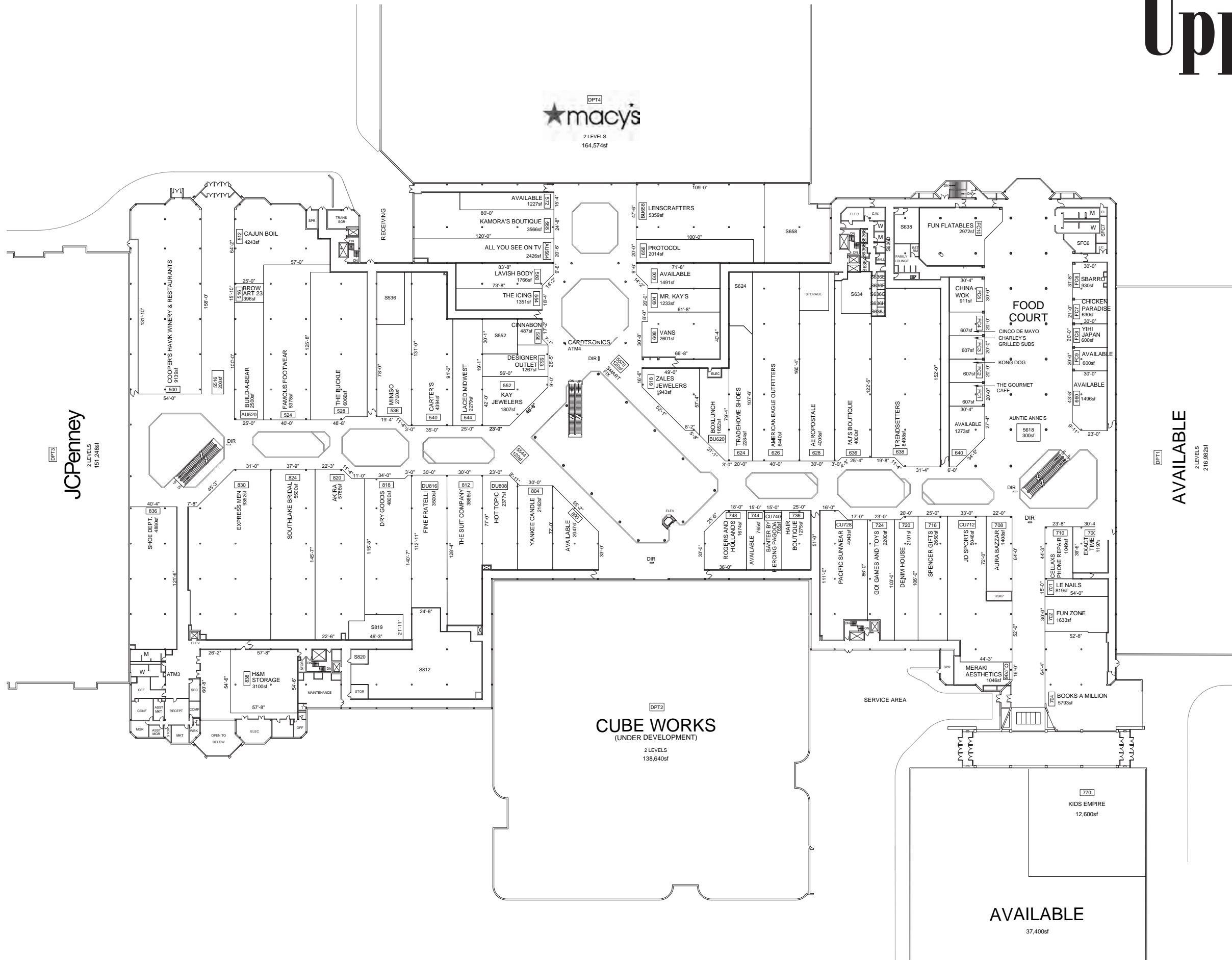
Lower Level

LEASE PLAN



Upper Level

LEASE PLAN





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Partner with us!

Pacific Retail Capital Partners (PRCP) is one of the nation's premier real estate investment groups, with a proven track record of evolving and repositioning large-format retail properties. Based in Southern California, PRCP strategically leads over \$3 billion and 24 million square feet in assets under direct management and an additional 17 million square feet of asset management, advisory and master planning services.



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