

Kimco Realty Announces the Grand Opening of Sprouts at its Lincoln Square Signature Series Development

Chipotle and Insomnia Cookies also join the Philadelphia mixed-use project; Retail now 97% leased

Resident move-ins are underway, with leasing ahead of schedule

NEW HYDE PARK, NEW YORK — September 19, 2018 — [Kimco Realty Corp.](#) (NYSE:KIM) today announced the opening of Sprouts Farmers Market at Lincoln Square, the company's Signature Series mixed-use development in Center City Philadelphia. PetSmart and Sprint have also opened for business, and will soon be joined by Target, Starbucks, and Wine & Spirits Shoppe, along with newly announced dining additions Chipotle and Insomnia Cookies, bringing the retail portion of the project to 97% leased. Retailer openings will continue throughout the remainder of this year and into early 2019. Resident move-ins began this summer, and apartments are leasing ahead of schedule.

"I'm incredibly proud to see our plans for Lincoln Square come to life, and that the community is just as excited for this transformation to become a community focal point," said Conor Flynn, Kimco's Chief Executive Officer. "Lincoln Square is a great example of how retail is evolving, and how Kimco can enhance its shopping centers by mixing uses to unlock the embedded value of the underlying real estate. Our Signature Series projects are now beginning to bear fruit and will be instrumental to our growth in 2019 and beyond."

Sprouts at Lincoln Square marks the first entry into Pennsylvania for the popular grocer, which specializes in fresh, natural and organic products at affordable prices. The approximately 32,000-square-foot store prominently features the adaptive reuse of the site's historic train shed, adding a uniquely Philadelphian flavor and creating a signature design element for the project. The train shed, built in the Late Gothic Revival style, was a stop along the 1865 funeral tour following Abraham Lincoln's assassination.

The nearly \$150 million Lincoln Square project seamlessly blends apartment-style living with the conveniences of city dwelling, all in a convenient location at the corner of Broad and Washington, just two blocks from a SEPTA subway station. With 322 residential units atop 100,000 square feet of retail, residents will enjoy immediate access to onsite shopping, dining and services, plus 50,000 square feet of state-of-the-art amenities including a fitness club, outdoor running track, dog run and green roof with outdoor kitchens and living space. Community members can also enjoy the new Lincoln Walk, an inviting outdoor seating and gathering space that will host special events and programming.

"Lincoln Square's unique live/shop environment is enhanced by its best-in-class multifamily amenity package, which includes the largest outdoor open amenity space in the City," said Tom Simmons, President of Kimco's Mid-Atlantic Region. "With Lincoln Square, we're not only adding a new and vibrant housing alternative in this high-demand market, along with permanent jobs and tax revenue, but we're also adding much-needed retail and grocery options in this previously underserved market."



About Kimco

Kimco Realty Corp. (NYSE: KIM) is a real estate investment trust (REIT) headquartered in New Hyde Park, N.Y., that is one of North America's largest publicly traded owners and operators of open-air shopping centers. As of June 30, 2018, the company owned interests in 460 U.S. shopping centers comprising 79 million square feet of leasable space primarily concentrated in the top major metropolitan markets. Publicly traded on the NYSE since 1991, and included in the S&P 500 Index, the company has specialized in shopping center acquisitions, development and management for 60 years. For further information, please visit www.kimcorealty.com, the company's blog at blog.kimcorealty.com, or follow Kimco on Twitter at www.twitter.com/kimcorealty.

The company announces material information to its investors using the company's investor relations website (investors.kimcorealty.com), SEC filings, press releases, public conference calls, and webcasts. The company also uses social media to communicate with its investors and the public, and the information the company posts on social media may be deemed material information. Therefore, the company encourages investors, the media, and others interested in the company to review the information that it posts on the company's blog (blog.kimcorealty.com) and social media channels, including Facebook (www.facebook.com/kimcorealty), Twitter (www.twitter.com/kimcorealty), YouTube (www.youtube.com/kimcorealty) and LinkedIn (www.linkedin.com/company/kimco-realty-corporation). The list of social media channels that the company uses may be updated on its investor relations website from time to time.

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