



NORTH PARK MALL



OVERVIEW

NorthPark Mall is eastern Iowa's main retail destination – conveniently located at the intersection of Kimberly Road and Welcome Way (U.S. 61) – the mall features a strong tenancy of popular national retailers and draws shoppers from throughout the region.

NorthPark Mall continues to evolve to capture the young, dynamic shopper through trending retailers such as H&M and DryGoods. When paired with multiple retailer remodels, the center continues to be the place to shop in the Quad Cities area.

MARKET OVERVIEW *AT A GLANCE*



Daytime population within 5 miles of NorthPark Mall



Colleges in the Quad Cities region



Best affordable to places to live
(U.S. News & World Report, 2022-2023)



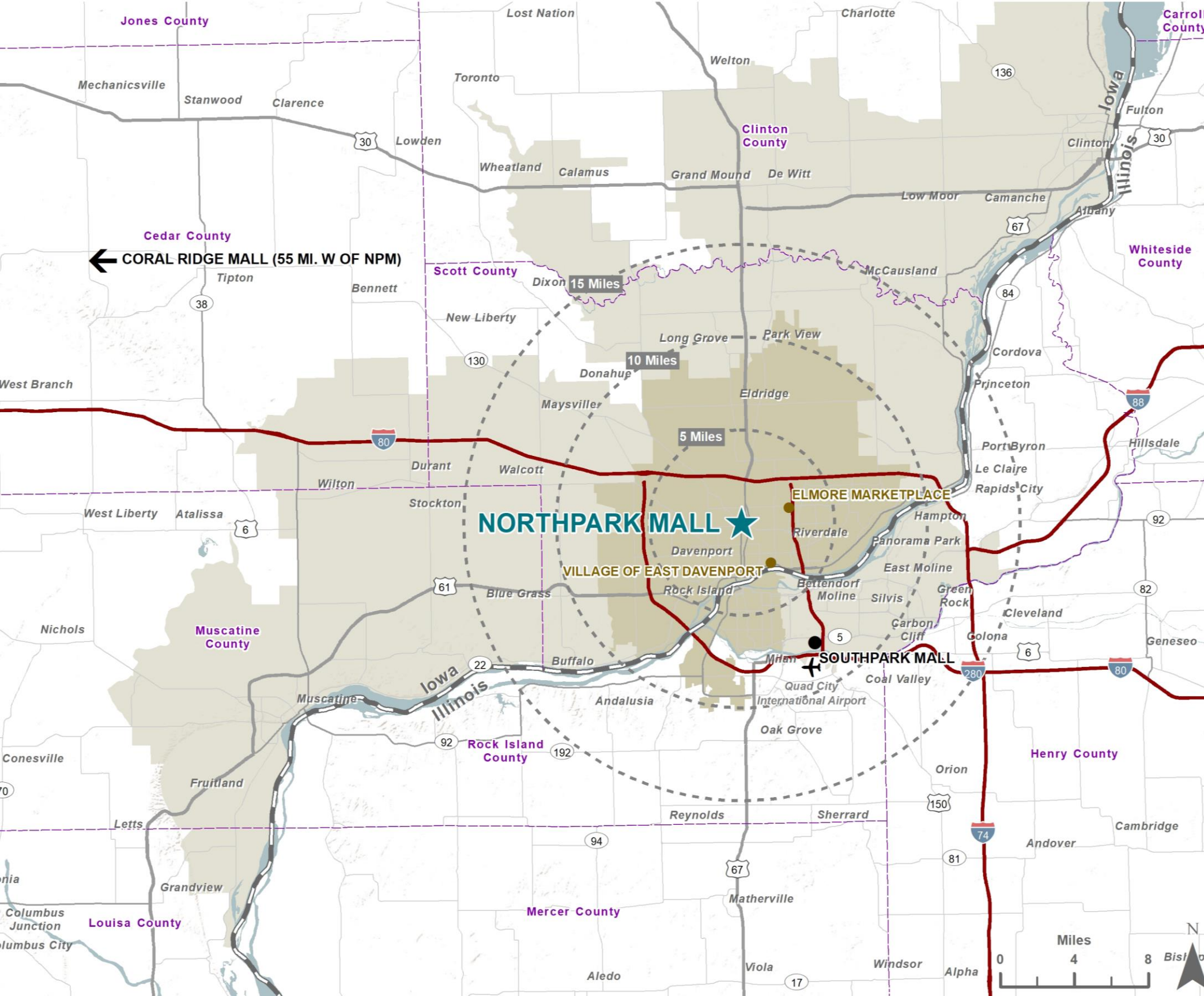
Total occupied housing within 5 miles of center



People in the Quad Cities labor force

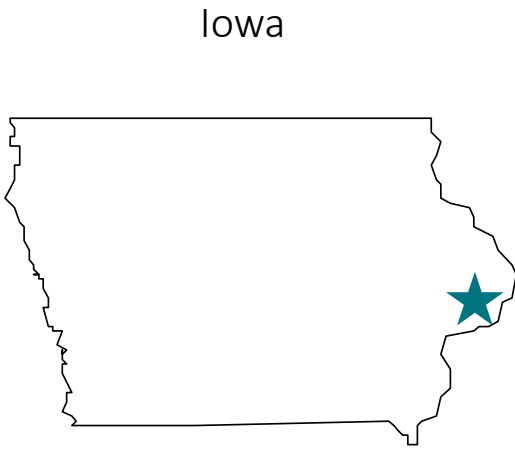


Of households in the primary trade area are family homes



TRADE AREA MAP

- ★ NorthPark Mall
- Primary Trade Area
- Secondary Trade Area
- Competitive Centers
- Other Centers



DEMOGRAPHIC SNAPSHOT

	PRIMARY TRADE AREA	TOTAL TRADE AREA	MSA (Davenport, Moline, Rock Island, IA-IL)
2022 Population	193,455	368,951	383,528
2027 Population (projection)	193,854	367,182	381,128
Households	79,789	152,714	159,378
Average Household Income	\$93,183	\$88,110	\$90,315
Median Household Income	\$63,992	\$63,086	\$65,491
Median Age	38.9	40.3	41.2
White Collar	52.8%	50.5%	51.6%
	3 MILE	5 MILE	7 MILE
Daytime Population	87,396	161,388	222,660

Source: ESRI 2021. ESRI forecasts for 2021 and 2026.

DAYTIME POPULATION

INDUSTRY - DAVENPORT-MOLINE-ROCK ISLAND MSA	EMPLOYEE COUNT	% OF TOTAL EMPLOYEES	INDEX TO USA (1.0)
Utilities	3,169	2%	3.8
Wholesale Trade	11,943	6%	1.5
Arts/Entertainment/ Recreation	7,274	3%	1.4
Healthcare & Social Assistance	36,077	17%	1.2
Manufacturing	19,836	10%	1.2
Central Bank & Credit Intermediation	4,205	2%	1.2
Industries (Subtotal)	82,504	40%	1.3
Industries (All)	208,324	100%	1.0



A THRIVING ECONOMIC REGION

The Quad Cities is the heart of the Midwest and Davenport is the largest city and economic engine of the bi-state area. Home to several successful Fortune 500 companies. Davenport is the premier place to build or expand a business with a surplus of employees with a strong midwestern work ethic.

- Home to Fortune 500 companies: Amazon, Kraft Heinz, Sterilite Corporation, Nestle Purina and John Deere.
- Quad Cities is rated #4 Best Affordable Place to Live (U.S. News & World Report 2022-2023)
- Low cost of living, 91.6 (Cost of Living Index Scale)
- Average Commute of 16 minutes
- 100K of County's 157K residents





QUAD CITIES ADVENTURES

Visitors from in and around the Quad Cities region enjoy Davenport as the home to more than 40 parks, The Figge Art Museum, Adler Theater, Rhythm City Casino & Resort, Davenport Speedway, Quad Cities River Bandits minor league baseball team, and the annual Quad City Bix 7 elite running event.



MISSISSIPPI RIVER TOURIST MECCA

River Heritage Park, located 4.1 miles from NorthPark Mall, is expanding with the docking of newly built riverboats from American Cruise Lines and Viking Cruise Lines anchoring throughout the 2022 season increasing river-fleet traffic in Davenport.

Hundreds of riverboat passengers turned-tourists disembark and board buses for tours of Quad-Cities destinations throughout the season.





QUAD CITIES ROCK ISLAND ARSENAL

Rock Island Arsenal Military Installation located between Davenport, Iowa and Rock Island, Illinois is home to First Army and the Army Center of Excellence for Additive Manufacturing.

- 54K active & reserve components, retired military, civilian employees and family members within 150-mile radius
- 15K jobs
- \$1.7B Annual Economic Impact
- Average Defense Worker earns \$91K





MERCHANDISING

National retailers see strong sales and achieve desirable market penetration at NorthPark Mall. To add strength to an already strong merchandising mix, efforts are continually underway to attract new and new-to-market retailers.

VON MAUR

Dillard's

H&M

JCPenney

DRY GOODS

chico's

BARNES & NOBLE
BOOKSELLERS

HIBBETT
SPORTS

HOLLISTER
CALIFORNIA

Bath & Body Works

maurices

SHOE DEPT.
—ENCORE—

BUILD-A-BEAR
WORKSHOP

Buckle

AMERICAN EAGLE

zumiez

EXPRESS

WINDSOR

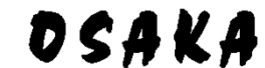
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TALBOTS

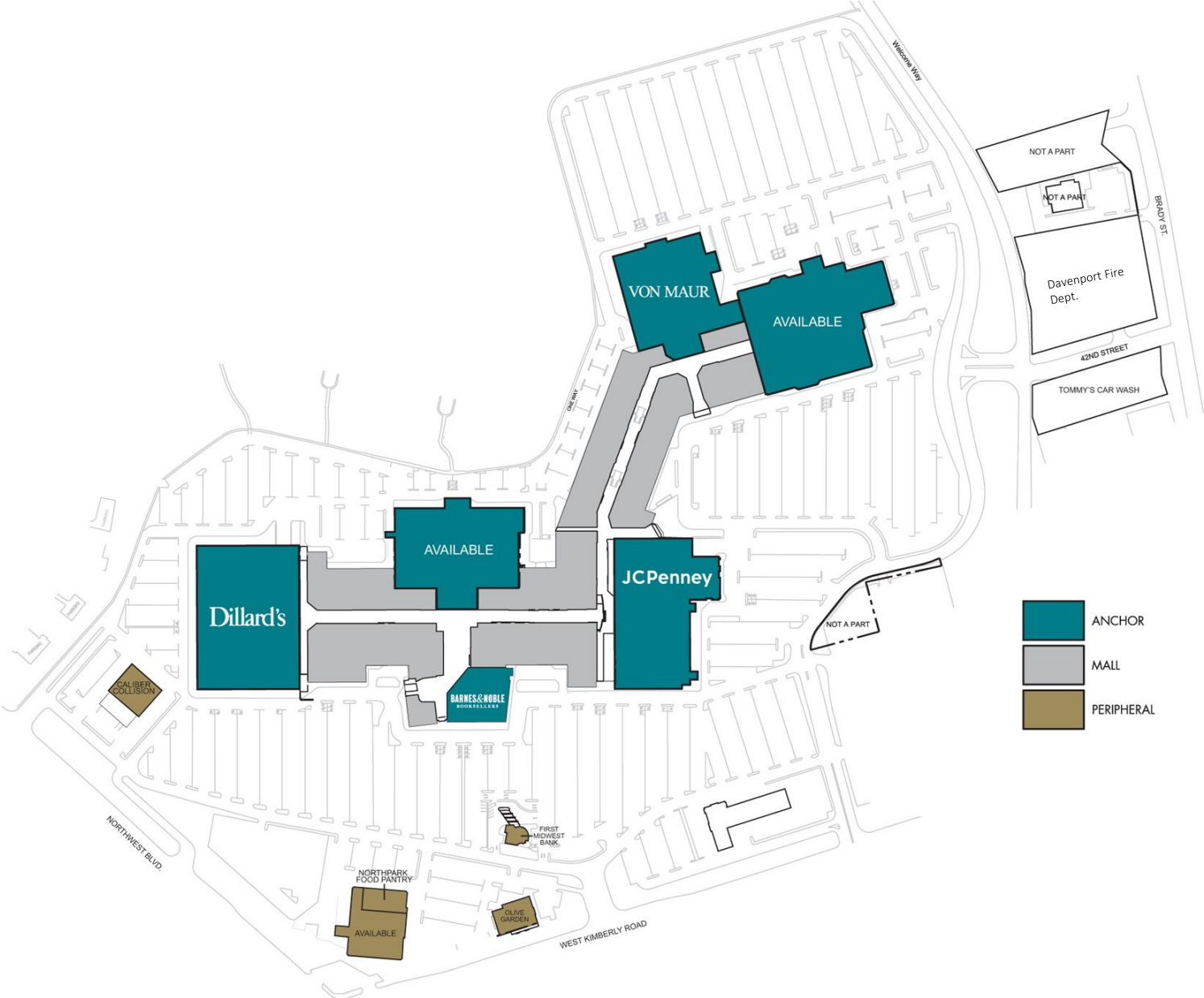


DINING

NorthPark Mall features a variety of options from fine dining to a quick snack to meet shoppers' desires.



NORTHPARK MALL SITE PLAN



NORTH PARK MALL

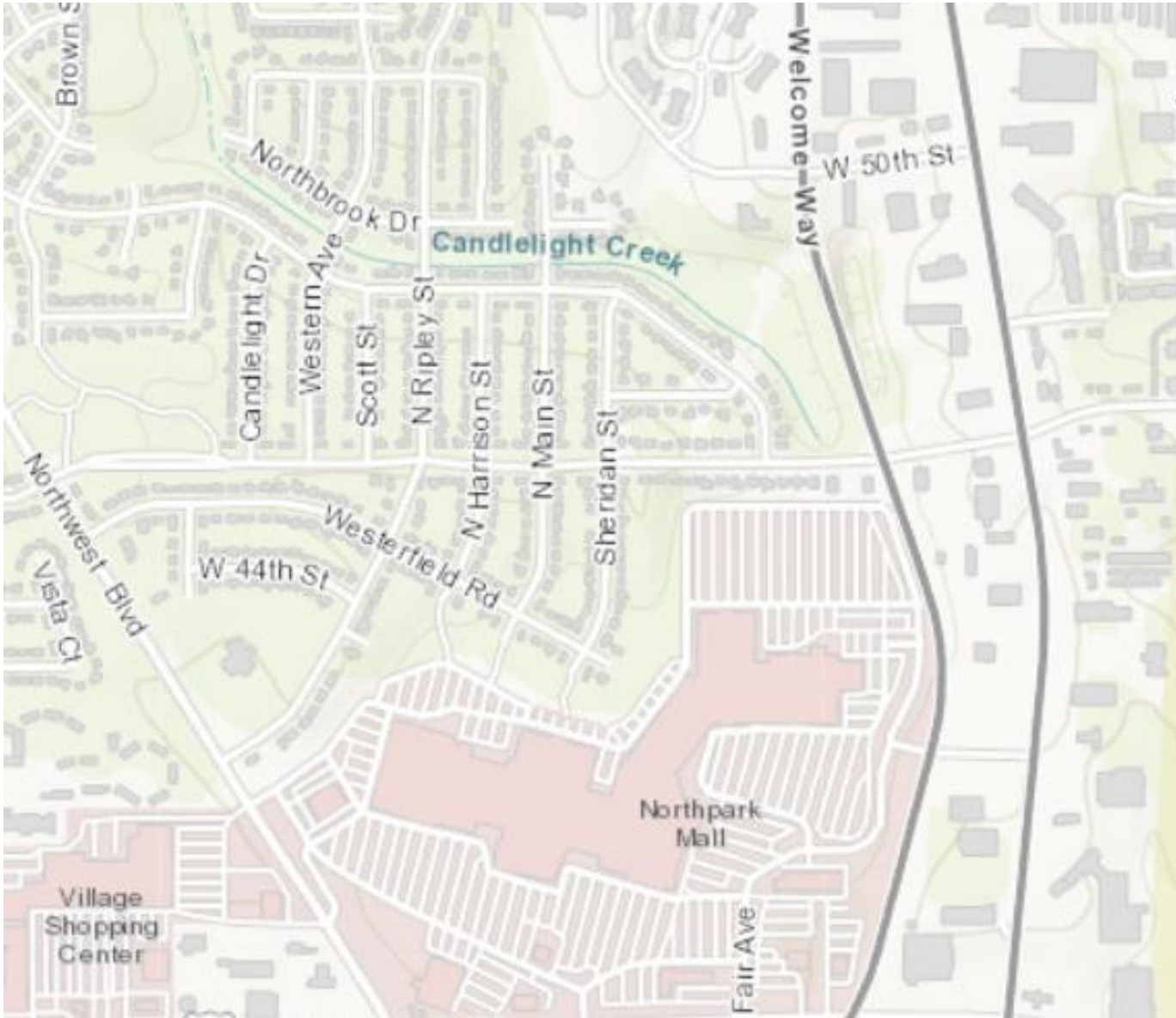
MAJOR RETAILERS INCLUDE:

- | | | | |
|----------------|-------------------|--------------------|-------------------|
| DILLARD'S | AMERICAN EAGLE | DRY GOODS | H&M |
| BARNES & NOBLE | BUCKLE | EVISIE | HIBBETT SPORTS |
| JCPENNEY | BUILD-A-BEAR | FIRST MIDWEST BANK | HOLLISTER |
| VON MAUR | CALIBER COLLISION | FRANCESCA'S | SHOE DEPT. ENCORE |



NORTH PARK
MALL
AERIAL





VEHICLE TRAFFIC COUNTS

Average Daily Traffic

NEARBY ROADS	# OF VEHICLES
Kimberly Rd (HWY 6) and Main St	25,500
Welcome Way and 42 nd St	13,500
Brady Rd (HWY 61) and 42 nd St	14,300
Northwest Blvd and Ripley St	12,800



MACERICH (NYSE: MAC)

ONE OF THE NATION'S LEADING OWNERS, OPERATORS & DEVELOPERS OF MAJOR RETAIL PROPERTIES IN ATTRACTIVE U.S. MARKETS, INCLUDING CALIFORNIA, THE PACIFIC NORTHWEST, ARIZONA, AND THE METRO NEW YORK TO WASHINGTON, D.C. CORRIDOR