

CAFARO

— Est. 1949 —

DICK'S
SPORTING GOODS

HomeGoods

KENNEDY MALL

KENNEDY
MALL COMPLEX
Dubuque, Iowa

ULTA
BEAUTY

Phoenix
THEATRES

**At Cafaro,
retail is not just
about shopping,
it's living.**



About Kennedy Mall Complex

- **Super-regional shopping center that serves three states: Iowa, Illinois and Wisconsin.**
- **700,000 square feet, anchored by a newly opened HomeGoods, JCPenney, Best Buy, Dick's Sporting Goods, Planet Fitness, Books-A-Million, Ulta Beauty, Shoe Carnival and World Earth Superstore.**
- **Dubuque County leads the state in year-over-year job growth. It is ranked first over all other metro areas in Iowa.**
- **Phoenix Theatres is Dubuque's only luxury movie theater, offering heated, reclining leather seats, the highest quality picture image and the latest in sound phase technology.**
- **Newly available outparcel space at Kennedy Mallview and the nearby Asbury Plaza power center offer great leasing flexibility.**
- **Construction is underway on a \$40 million housing development which will create 105 new single-family homes just minutes away from Kennedy Mall and Asbury Plaza.**
- **Dubuque's unemployment rate hovers around 3% and is consistently lower than the national average.**



HOME TO SOME OF THE MOST VISITED STORES IN THE STATE OF IOWA & THE US

Firestone



1/16

57.5K Visits



4/1,660

99th Percentile

EVERY SEASON STARTS AT



2/7

534K Visits



85/688

88th Percentile

Source: Placer.ai

HomeGoods

NOW OPEN

Trade Area

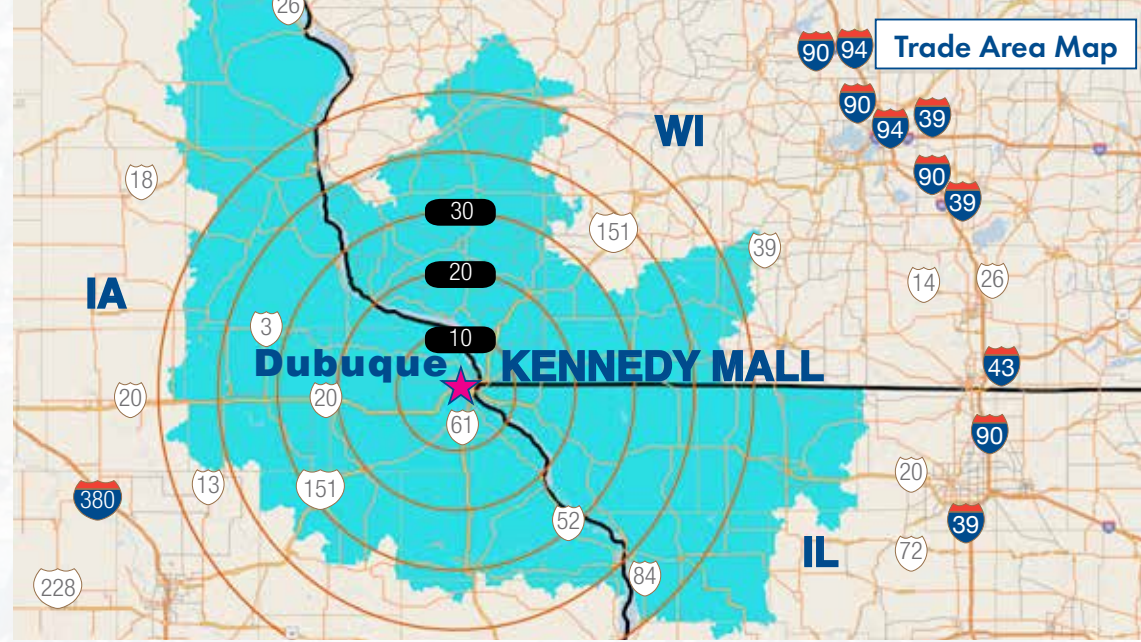
Trade Area Population	335,926
Number of Households	135,355

Shopper Demographics

Average Household Income	\$91,000
Median Age	40
Median House Value	\$242,000

Kennedy Mall Facts

Total Property Size	700,000 + sq. ft.
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Largest Employers in the Area

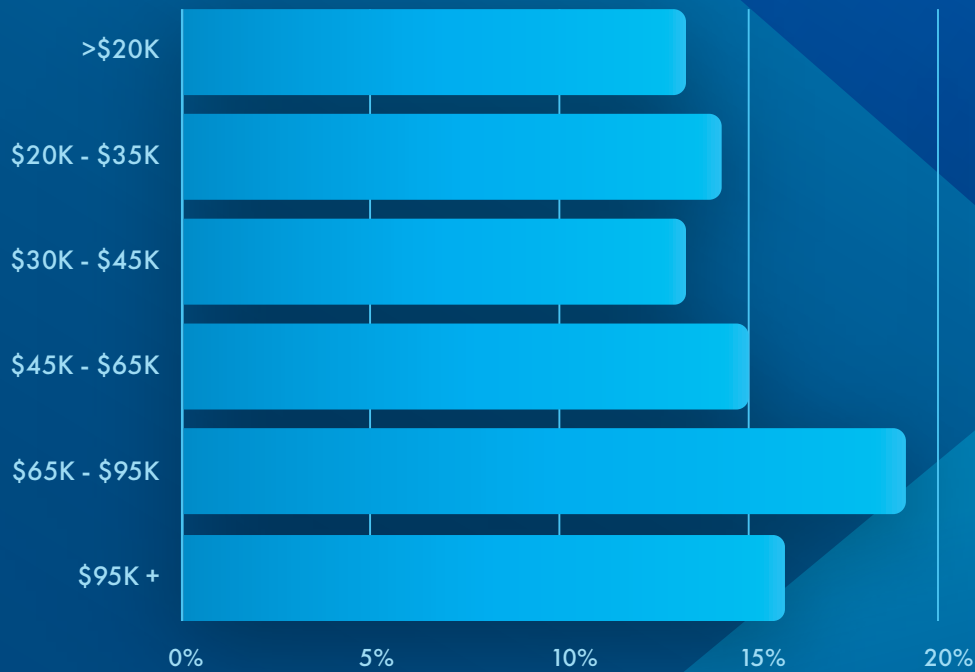
John Deere Dubuque Works	2,810
Dubuque Community School District	2,000
MercyOne Dubuque Medical Center	1,438
HODGE	1,102
Medical Associates Clinic	1,069
University of Wisconsin-Platteville	1,062
Unity Point Health-Finley Hospital	940
Cottingham & Butler	851
City of Dubuque	737
Sedgwick CMS	725
Rainbo Oil Company	558
Western Dubuque School District	551
Hormel (Progressive Processing LLC)	550



Placer.ai

VISITOR DEMOGRAPHICS

Of the 460.6 thousand unique Kennedy Mall visitors, the median age is 40 years old and the **Average Household Income is \$91,000**. The median house value is \$242,000. 50% of the population is male and 50% is female.




3.5M
Mall Complex Visits



71 MIN
Average Time Spent on Visit



VICTORIA'S
SECRET



CAFARO

— Est. 1949 —

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