



EASTLAND MALL

EVANSVILLE, IN

MARKET PROFILE 2020

MAJOR RETAILERS American Eagle, Bath & Body Works, Buckle, Carter's, Dillard's, Dry Goods, Express Factory Outlet, Forever 21, H&M, Hibbett Sports, Hollister, Jared, JCPenney, Justice, Lane Bryant, Macy's, Old Navy, Pandora, rue21, Sephora, Talbots, Tilly's, Victoria's Secret

RESTAURANTS & ENTERTAINMENT BJ's Brewhouse, Chili's, Dunkin', Longhorn Steakhouse, Olive Garden, Pac-Man Zone, Starbuck's, TGI Friday's | **FOOD COURT** 8 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,034,000 | **BUILT / RENOVATED** 1981 / 1996

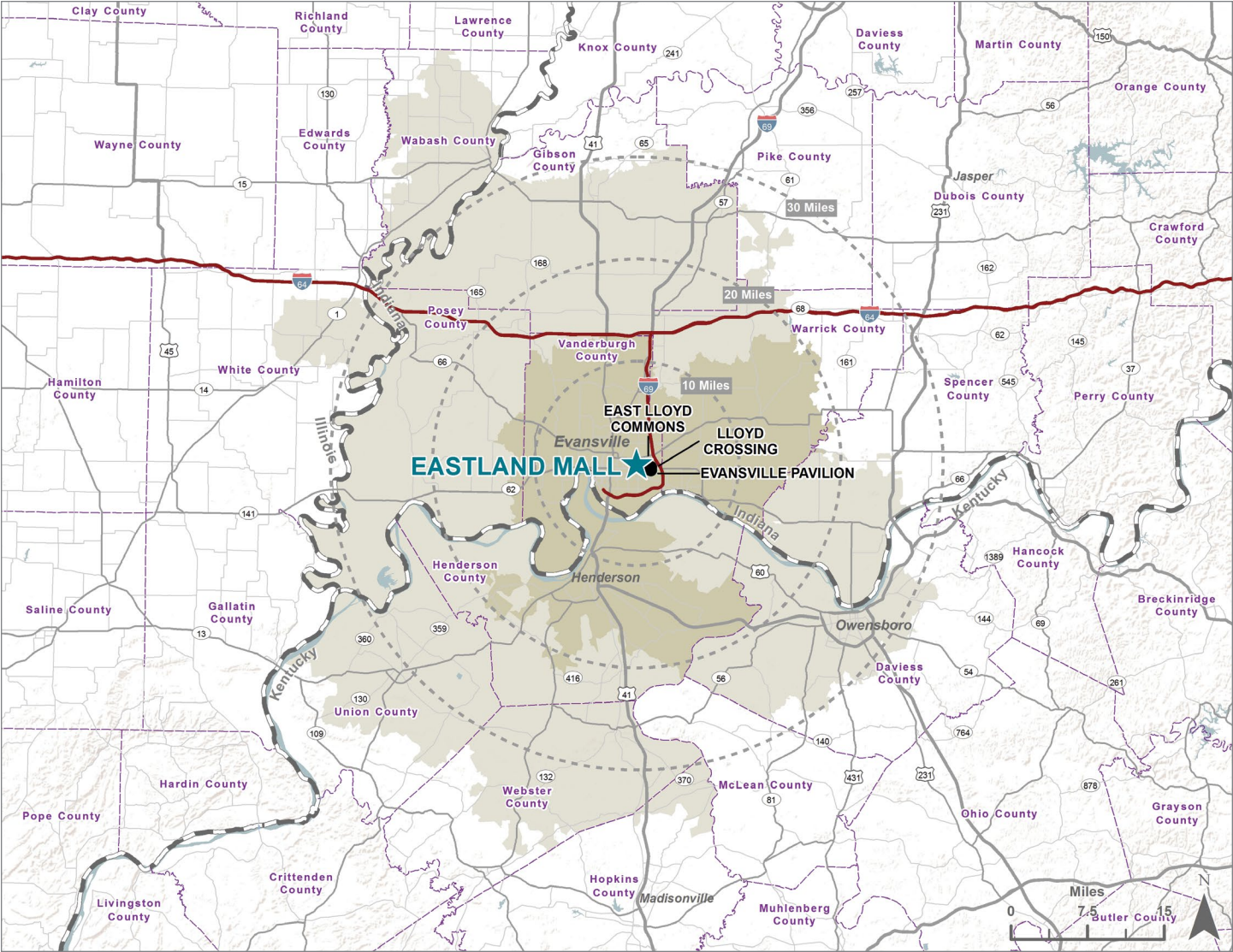
FOR MORE INFORMATION 812-477-7171 | Macerich.com



DEMOGRAPHIC SUMMARY

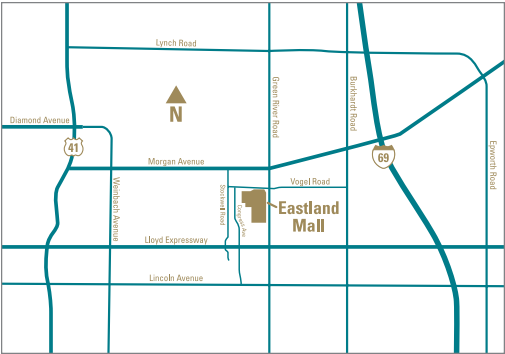
POPULATION		PRIMARY TRADE AREA		TOTAL TRADE AREA		EVANSVILLE, IN-KY [MSA]	
2019 Total Population		282,041		474,108		319,418	
2024 Total Population		286,356		481,048		324,094	
2019-2024 Population Growth		1.5%		1.5%		1.5%	
HOUSEHOLDS							
2019 Total Households		114,561		191,102		129,224	
2024 Total Households		116,334		194,109		131,213	
2019-2024 Household Growth		1.5%		1.6%		1.5%	
INCOME							
Average Household Income		\$72,217		\$71,102		\$72,757	
Median Household Income		\$51,550		\$51,828		\$52,675	
Per Capita Income		\$29,514		\$28,793		\$29,596	
HOUSEHOLD INCOME RANGES							
\$50,000 +		59,140	51.6%	99,205	51.9%	68,187	52.8%
\$75,000 +		38,677	33.8%	64,924	34.0%	44,843	34.7%
\$100,000 +		24,747	21.6%	40,803	21.4%	28,615	22.1%
\$150,000 +		9,778	8.5%	14,934	7.8%	10,881	8.4%
AGE							
Median Age		39.6		40.1		40.0	
EDUCATION / OCCUPATION							
Bachelor’s Degree Plus		54,733	28.2%	82,067	25.0%	59,973	27.1%
White Collar		83,688	57.7%	130,834	54.9%	93,432	56.9%
RACE / ETHNICITY							
White		243,498	86.3%	418,824	88.3%	279,508	87.5%
Black		22,277	7.9%	30,398	6.4%	22,708	7.1%
American Indian		733	0.3%	1,152	0.2%	837	0.3%
Asian		4,653	1.6%	5,951	1.3%	4,780	1.5%
Pacific Islander		163	0.1%	334	0.1%	169	0.1%
Other Race		10,717	3.8%	17,449	3.7%	11,416	3.6%
Hispanic or Latino		7,642	2.7%	13,130	2.8%	8,138	2.5%
Not Hispanic or Latino		274,399	97.3%	460,978	97.2%	311,280	97.5%
EMPLOYMENT / DAYTIME POPULATION		3 MILE		5 MILE		7 MILE	
Total Businesses		3,417		5,849		7,310	
Total Employees		58,254		111,308		129,197	
Daytime Population		85,856		162,593		206,654	

TRADE AREA MAP



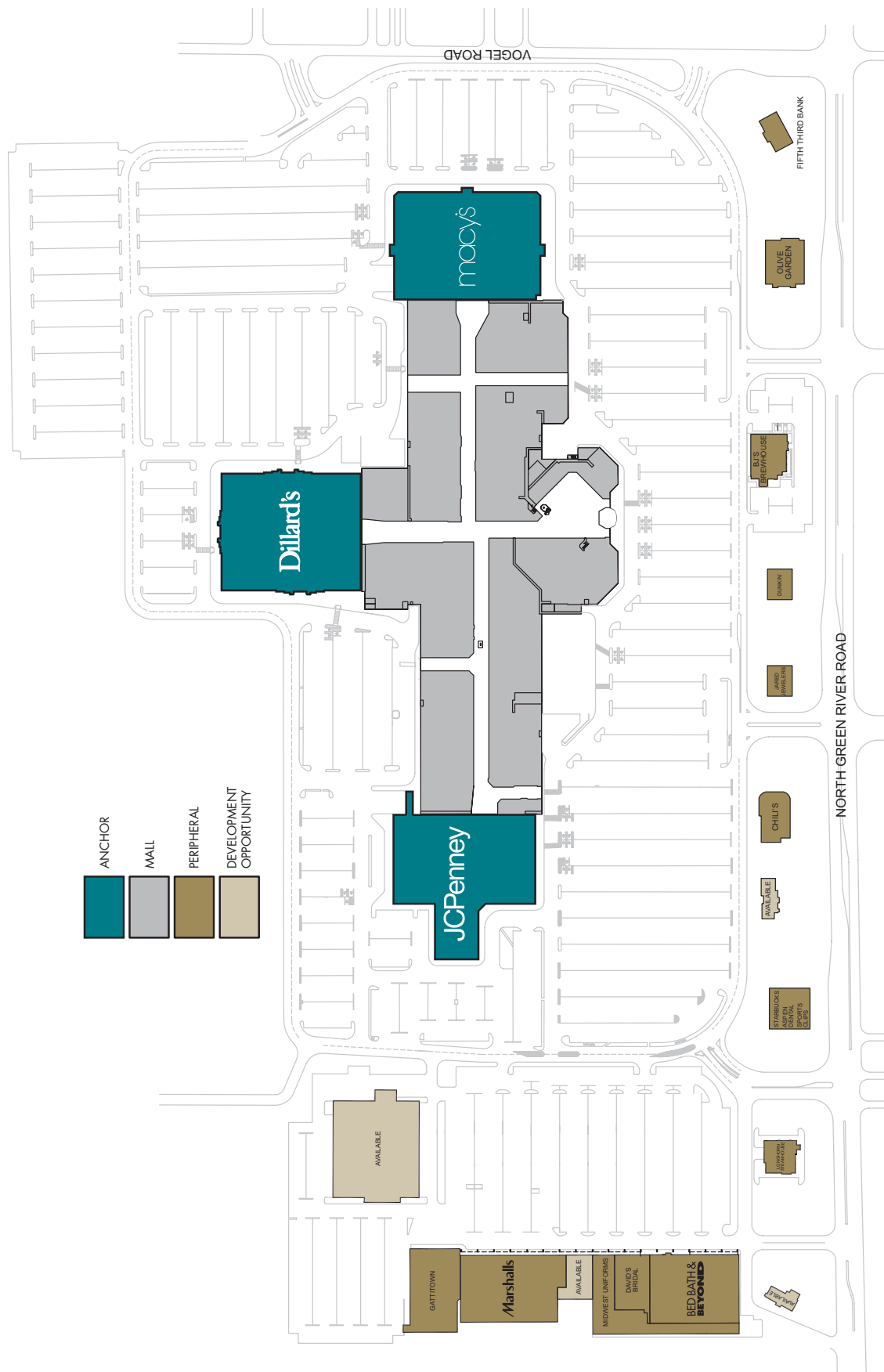
LEGEND

- ★ EASTLAND MALL
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS



10% PCW

UPDATED 3/20



MARKET FACT SHEET

SECOND LOWEST
COST OF LIVING
IN THE NATION
(NICHE.COM)

3RD LARGEST CITY
IN THE STATE OF
INDIANA

NORTHWEST INDIANA
BUSINESS QUARTERLY
SAYS EVANSVILLE IS
ONE OF THE BEST
PLACES TO RETIRE
IN INDIANA

FORBES MAGAZINE
HAS LISTED
EVANSVILLE AS THE
4TH BEST PLACE TO
START A BUSINESS

HOME OF THE ONLY
SUPER-REGIONAL
MALL WITHIN A
2-HOUR RADIUS

A UNIVERSITY TOWN
WITH ALMOST
20,000 STUDENTS
WHO ATTEND 2
MAJOR UNIVERSITIES
AND 1 STATE
COMMUNITY COLLEGE



EVANSVILLE IS CORPORATE
HEADQUARTERS FOR
ACCURIDE CORPORATION,
BERRY PLASTICS,
OLD NATIONAL BANK,
SHOE CARNIVAL AND
ONE MAIN FINANCIAL

DRAWING POWER OF MORE THAN 800,000 PEOPLE IN 26 COUNTIES
AND 3 STATES

THE ECONOMIC HUB OF A THREE STATE AREA FOR BUSINESS
AND COMMERCE, TRANSPORTATION, HEALTHCARE, EDUCATION AND
ENTERTAINMENT

THE REGION IS HOME OF TOYOTA MOTOR MANUFACTURING
INDIANA, THE ONLY NORTH AMERICAN PLANT THAT PRODUCES
THE HIGHLANDER, THE SEQUOIA AND THE SIENNA

YEARLY SALES

JAN	6.6%	MAY	7.7%	SEP	7.5%
FEB	8.0%	JUN	8.0%	OCT	7.5%
MAR	9.1%	JUL	8.4%	NOV	9.3%
APR	7.6%	AUG	7.7%	DEC	12.6%



EASTLANDMALL

- WALMART
- HOME DEPOT
- KOHL'S
- BURLINGTON
- PETSMART
- PARTY CITY
- STAPLES
- BEST BUY
- MICHAELS
- PANERA BREAD
- DICK'S SPORTING GOODS
- ART VAN FURNITURE
- VALUE CITY FURNITURE
- ROSS
- HOBBY LOBBY

- OWNED
 - FRESH THYME
 - COSTCO
- OTHER
 - SAM'S CLUB
 - ACADEMY SPORTS

LLOYD EXPRESSWAY HIGHWAY 66

VIRGINIA STREET

NORTH GREEN RIVER ROAD

VOGEL ROAD

- AT HOME
- BED BATH & BEYOND
- DAVID'S BRIDAL
- MIDWEST UNIFORMS
- MARSHALLS
- GATTITOWN
- LONGHORN STEAKHOUSE
- STARBUCKS
- ASPEN DENTAL
- SPORTS CLIPS

- CHIL'S
- JARED JEWELERS
- DUNKIN'
- BI'S BREWHOUSE

JCPENNEY

DILLARD'S

MACY'S

OLIVE GARDEN

FIFTH THIRD BANK