



EASTLAND MALL

EVANSVILLE, IN

MARKET PROFILE 2022

MAJOR RETAILERS American Eagle, Bath & Body Works, Bed Bath & Beyond, Buckle, Carter's, Dillard's, Dry Goods, Express Factory Outlet, Foot Locker, Forever 21, Hollister, Jared, JCPenney, Lane Bryant, Macy's, Old Navy, Pandora, rue21, Sephora, Shoe Dept Encore, Talbots, Tilly's, Victoria's Secret

RESTAURANTS & ENTERTAINMENT At the Pier Arcade, BJ's Brewhouse, Dunkin', Longhorn Steakhouse, Olive Garden, Pier 17 Cajun Seafood, Starbucks, TGI Friday's | **FOOD COURT** 8 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,017,000 | **BUILT / RENOVATED** 1981 / 1996

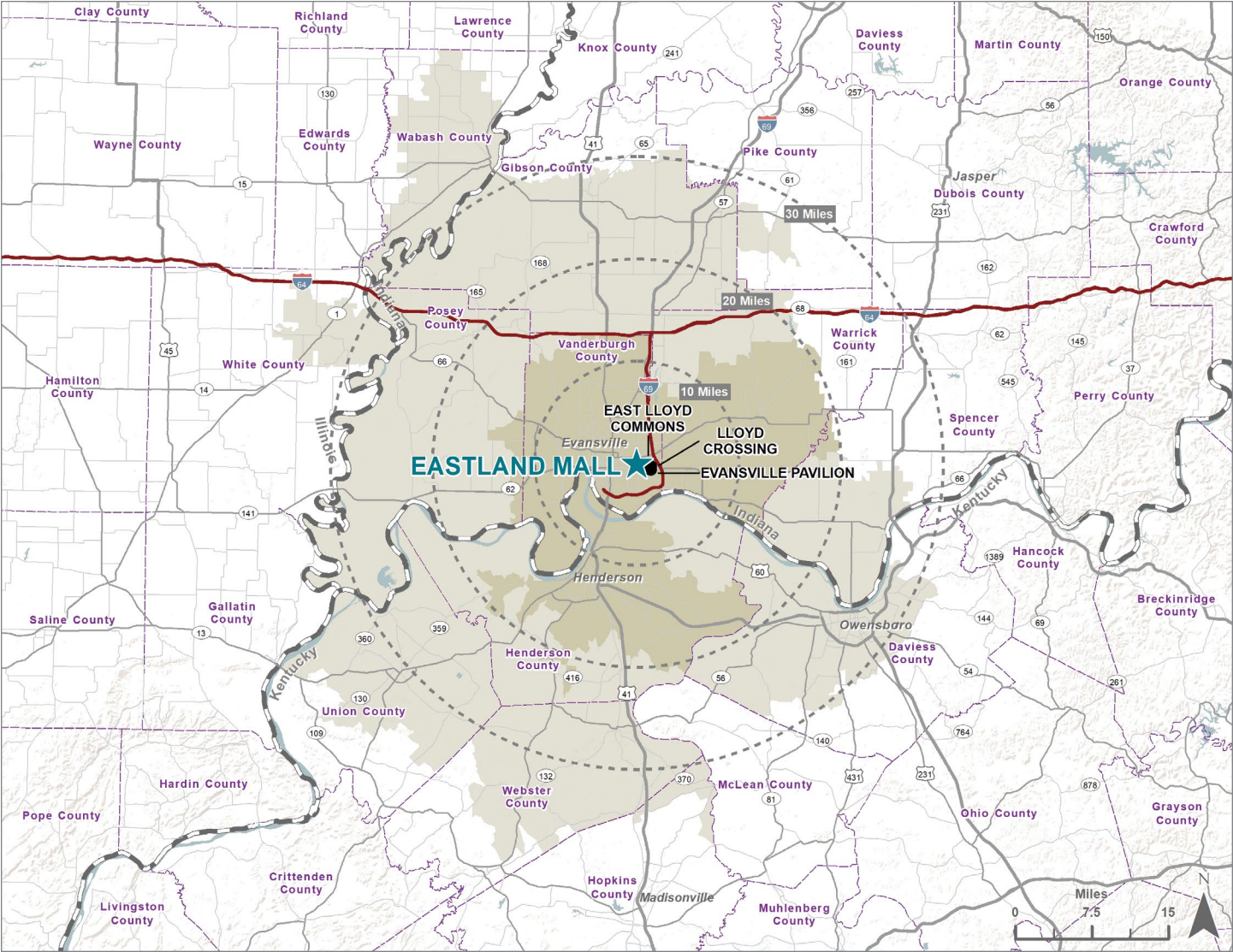
FOR MORE INFORMATION 812-477-7171 | Macerich.com



DEMOGRAPHIC SUMMARY

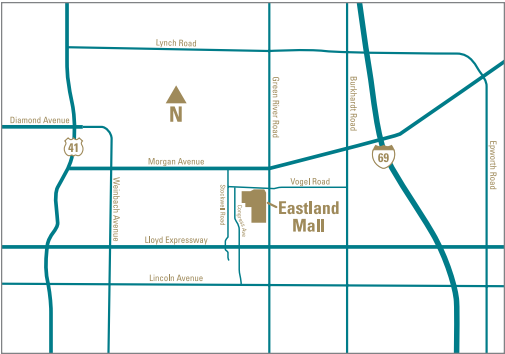
POPULATION		PRIMARY TRADE AREA		TOTAL TRADE AREA		EVANSVILLE, IN-KY [MSA]	
2021 Total Population		281,379		472,902		317,954	
2026 Total Population		284,962		478,700		321,896	
2021-2026 Population Growth		1.3%		1.2%		1.2%	
HOUSEHOLDS							
2021 Total Households		115,001		191,550		129,378	
2026 Total Households		116,612		194,274		131,190	
2021-2026 Household Growth		1.4%		1.4%		1.4%	
INCOME							
Average Household Income		\$74,877		\$73,267		\$75,387	
Median Household Income		\$54,835		\$54,267		\$55,745	
Per Capita Income		\$30,668		\$29,743		\$30,741	
HOUSEHOLD INCOME RANGES							
\$50,000 +		63,264	55.0%	104,198	54.4%	72,237	55.8%
\$75,000 +		41,576	36.2%	68,638	35.8%	47,867	37.0%
\$100,000 +		26,012	22.6%	42,506	22.2%	30,239	23.4%
\$150,000 +		10,498	9.1%	16,323	8.5%	11,738	9.1%
AGE							
Median Age		39.9		40.5		40.4	
EDUCATION / OCCUPATION							
Bachelor’s Degree Plus		53,764	27.6%	81,767	24.8%	59,140	26.7%
White Collar		88,472	59.4%	135,266	56.8%	98,593	58.6%
RACE / ETHNICITY							
White		241,279	85.7%	414,799	87.7%	276,328	86.9%
Black		22,978	8.2%	31,573	6.7%	23,427	7.4%
American Indian		743	0.3%	1,214	0.3%	863	0.3%
Asian		4,918	1.7%	6,372	1.3%	5,158	1.6%
Pacific Islander		164	0.1%	338	0.1%	170	0.1%
Other Race		11,297	4.0%	18,606	3.9%	12,008	3.8%
Hispanic or Latino		8,152	2.9%	14,211	3.0%	8,675	2.7%
Not Hispanic or Latino		273,227	97.1%	458,692	97.0%	309,279	97.3%
EMPLOYMENT / DAYTIME POPULATION		3 MILE		5 MILE		7 MILE	
Total Businesses		3,300		5,609		7,026	
Total Employees		55,085		109,928		128,098	
Daytime Population		78,587		149,849		198,426	

TRADE AREA MAP



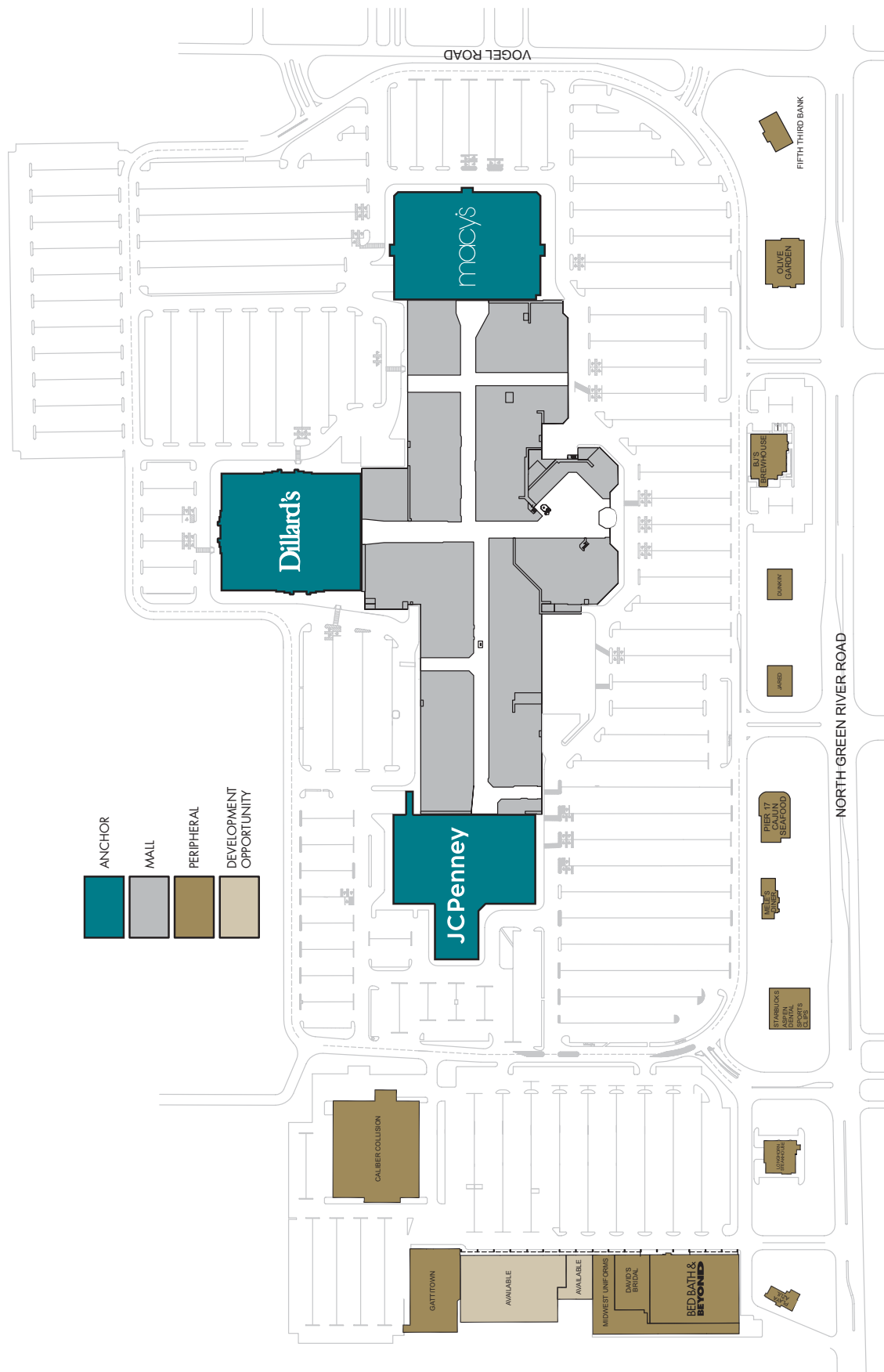
LEGEND

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



10% PCW

UPDATED 3/22



MARKET FACT SHEET

SEVENTH LOWEST
COST OF LIVING
IN THE NATION

(NICHE.COM 2019)

3RD LARGEST CITY
IN THE STATE OF
INDIANA

EVANSVILLE WAS
RANKED #1 IN THE
TOP 10 HOTTEST CITIES
FOR YOUNG
MILLENNIALS

(REALTOR.COM 2019)

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

(FORBES 2020)

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 GLOBAL,
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	6.5%	MAY	7.5%	SEP	7.2%
FEB	6.1%	JUN	8.1%	OCT	6.7%
MAR	10.9%	JUL	7.9%	NOV	9.3%
APR	7.3%	AUG	8.0%	DEC	14.4%

EASTLAND MALL

MAJOR RETAILERS INCLUDE:

MACY'S	CALIBER COLLISION	CARTER'S	HOLLISTER & CO.	OLIVE GARDEN
DILLARD'S	AMERICAN EAGLE	DAVID'S BRIDAL	JARED	SEPHORA
JCPENNEY	BATH & BODY WORKS	DRY GOODS	LONGHORN STEAKHOUSE	TGI FRIDAYS
BED BATH & BEYOND	BJ'S RESTAURANT & BREWHOUSE	FOREVER 21	OLD NAVY	VICTORIA'S SECRET

