



EASTLAND MALL

EVANSVILLE, IN

MARKET PROFILE 2023

MAJOR RETAILERS American Eagle, Bath & Body Works, Bed Bath & Beyond, Buckle, Carter's, Crunch Fitness, 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, 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

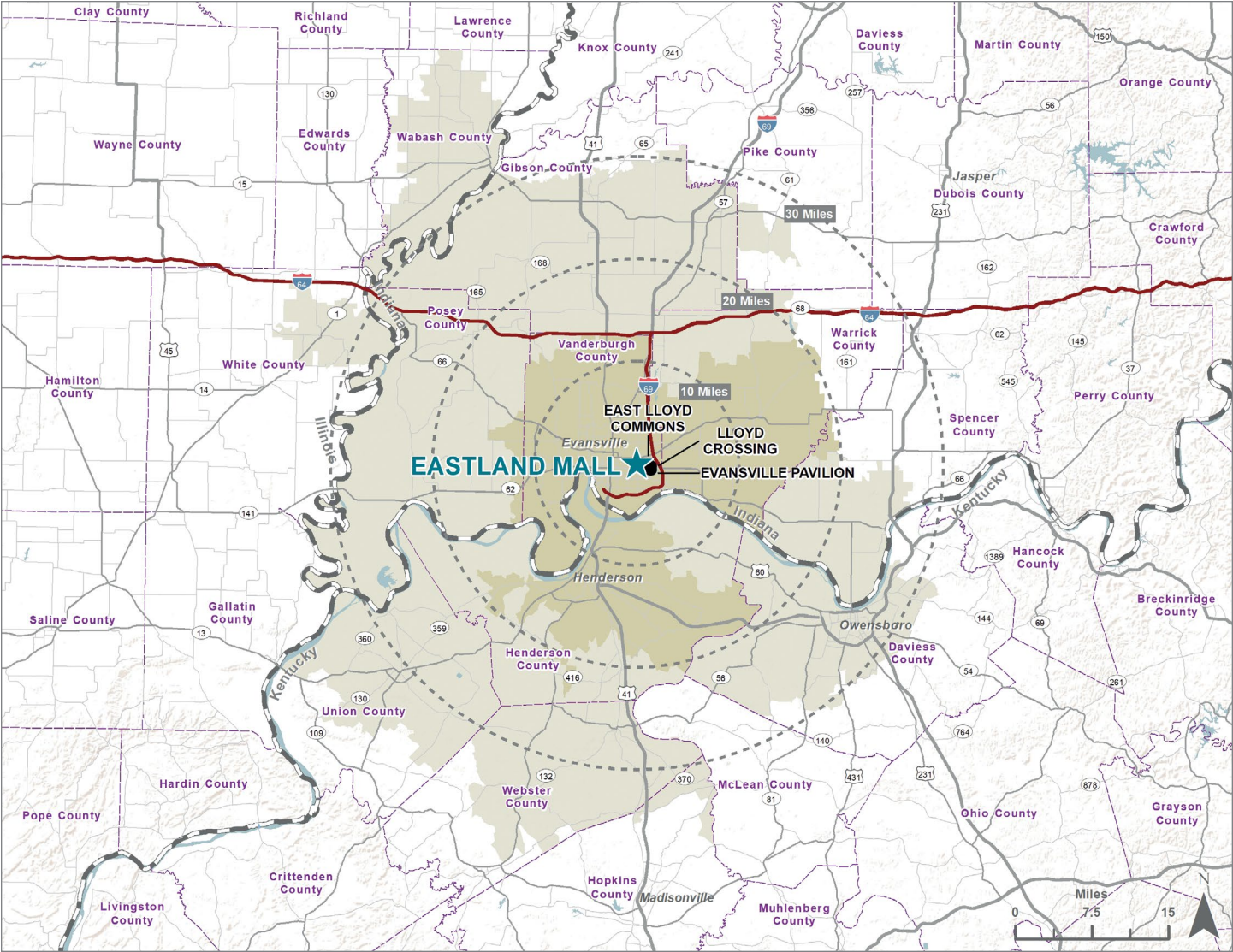
FOR MORE INFORMATION 812-477-7171 | Macerich.com



DEMOGRAPHIC SUMMARY

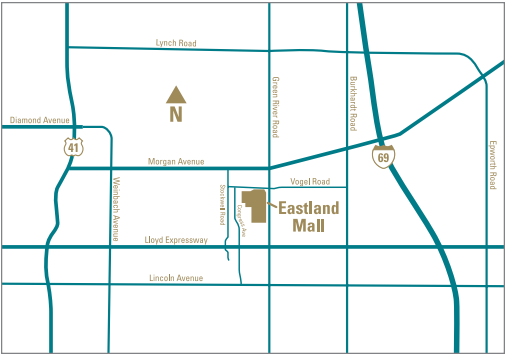
POPULATION		PRIMARY TRADE AREA		TOTAL TRADE AREA		EVANSVILLE, IN-KY [MSA]	
2022 Total Population		279,237		467,175		314,179	
2027 Total Population		279,461		467,109		314,273	
2022-2027 Population Growth		0.1%		0.0%		0.0%	
HOUSEHOLDS							
2022 Total Households		115,677		190,863		129,538	
2027 Total Households		116,185		191,398		130,056	
2022-2027 Household Growth		0.4%		0.3%		0.4%	
INCOME							
Average Household Income		\$84,801		\$83,122		\$85,320	
Median Household Income		\$59,524		\$59,221		\$60,595	
Per Capita Income		\$35,179		\$34,030		\$35,234	
HOUSEHOLD INCOME RANGES							
\$50,000 +		68,168	58.9%	111,753	58.6%	77,339	59.7%
\$75,000 +		46,511	40.2%	76,553	40.1%	53,190	41.1%
\$100,000 +		30,102	26.0%	49,038	25.7%	34,732	26.8%
\$150,000 +		12,569	10.9%	19,511	10.2%	14,003	10.8%
AGE							
Median Age		40.3		40.9		40.7	
EDUCATION / OCCUPATION							
Bachelor’s Degree Plus		54,018	28.8%	82,845	26.2%	59,410	27.9%
White Collar		76,107	54.3%	120,123	51.5%	85,188	54.0%
RACE/ETHNICITY							
White		230,530	82.6%	395,758	84.7%	263,366	83.8%
Black/African American		22,402	8.0%	29,253	6.3%	22,708	7.2%
American Indian		628	0.2%	1,156	0.2%	699	0.2%
Asian		4,394	1.6%	7,452	1.6%	4,524	1.4%
Pacific Islander		792	0.3%	884	0.2%	797	0.3%
Other Race		20,492	7.3%	32,671	7.0%	22,085	7.0%
Hispanic or Latino		9,062	3.2%	15,264	3.3%	9,605	3.1%
Not Hispanic or Latino		270,176	96.8%	451,911	96.7%	304,574	96.9%
EMPLOYMENT / DAYTIME POPULATION		3 MILE		5 MILE		7 MILE	
Total Businesses		3,387		5,725		7,224	
Total Employees		54,122		110,373		129,032	
Daytime Population		78,901		153,817		199,736	

TRADE AREA MAP



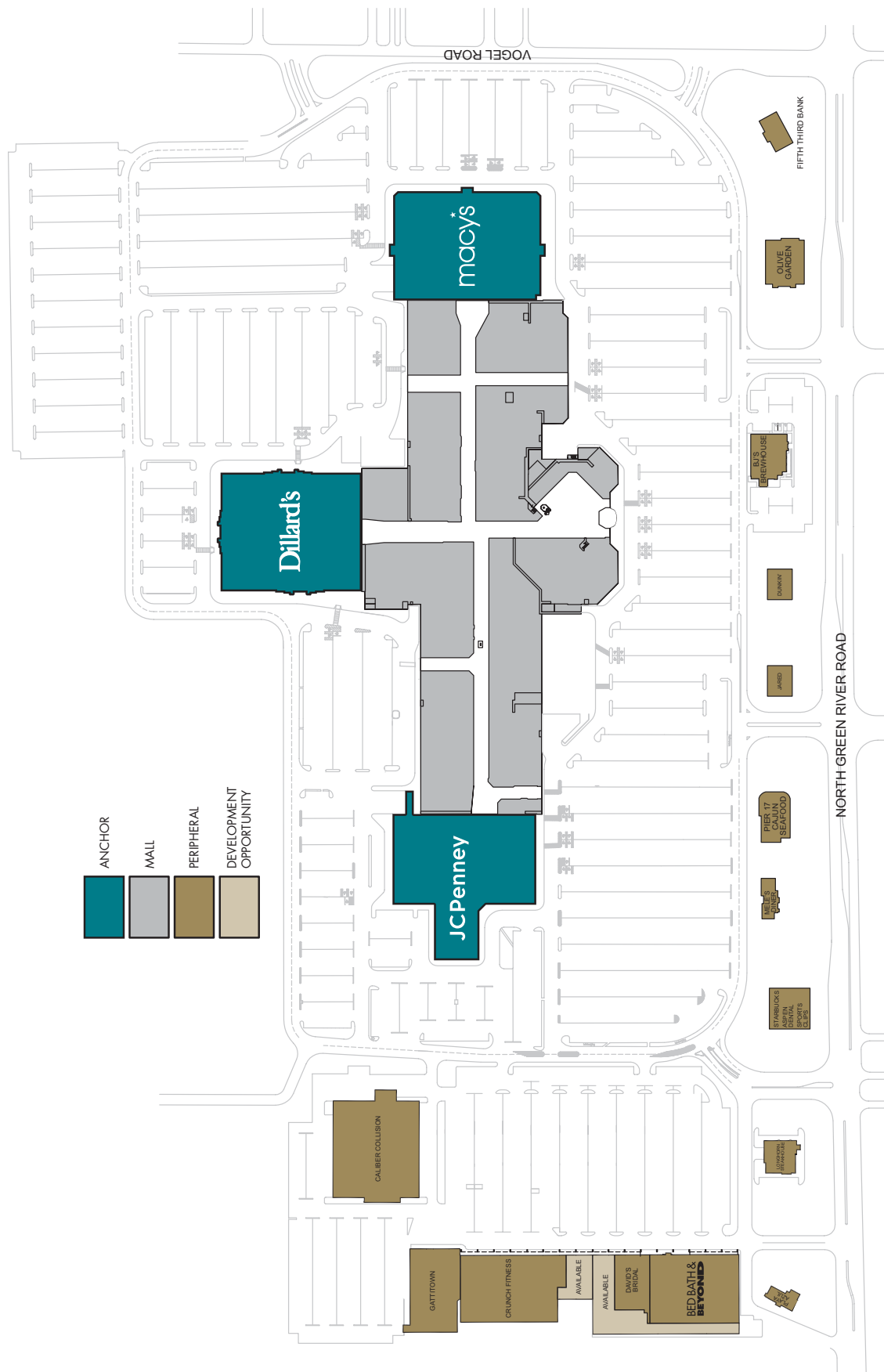
LEGEND

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



10% PCW

UPDATED 3/23



MARKET FACT SHEET

7TH LOWEST
COST OF LIVING
IN THE NATION

(NICHE.COM, 2021)

3RD LARGEST CITY
IN THE STATE OF
INDIANA

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

(REALTOR.COM, 2019)

EVANSVILLE RANKS #3
IN THE NATION AS A
TOP PLACE FOR
REMOTE WORKERS

(WALL STREET JOURNAL, FEBRUARY 2023)

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	6.28%	MAY	7.72%	SEP	7.74%
FEB	7.46%	JUN	7.67%	OCT	7.47%
MAR	9.70%	JUL	7.93%	NOV	9.19%
APR	7.59%	AUG	8.28%	DEC	12.97%

EASTLAND MALL

MAJOR RETAILERS INCLUDE:

MACY'S
DILLARD'S
JCPENNEY
BED BATH &

CALIBER COLLISION
CRUNCH FITNESS
AMERICAN EAGLE
BATH & BODY WORKS

BJ'S RESTAURANT & BREWHOUSE
CARTER'S
DAVID'S BRIDAL
DRY GOODS

FOREVER 21
JARED
LONGHORN STEAKHOUSE
OLD NAVY
OLIVE GARDEN
SEPHORA
TGI FRIDAYS
VICTORIA'S SECRET

