



NORTH PARK MALL

DAVENPORT, IA

MARKET PROFILE 2021

MAJOR RETAILERS American Eagle Outfitters, Barnes & Noble, Dillard's, H&M, Hollister, JCPenney, Shoe Dept. Encore, Von Maur

RESTAURANTS & ENTERTAINMENT Olive Garden, R|C Brazilian Steakhouse | **FOOD COURT** 6 units

PROPERTY TYPE Regional | **TOTAL SQUARE FEET** 929,000 | **BUILT / RENOVATED** 1973 / 2003

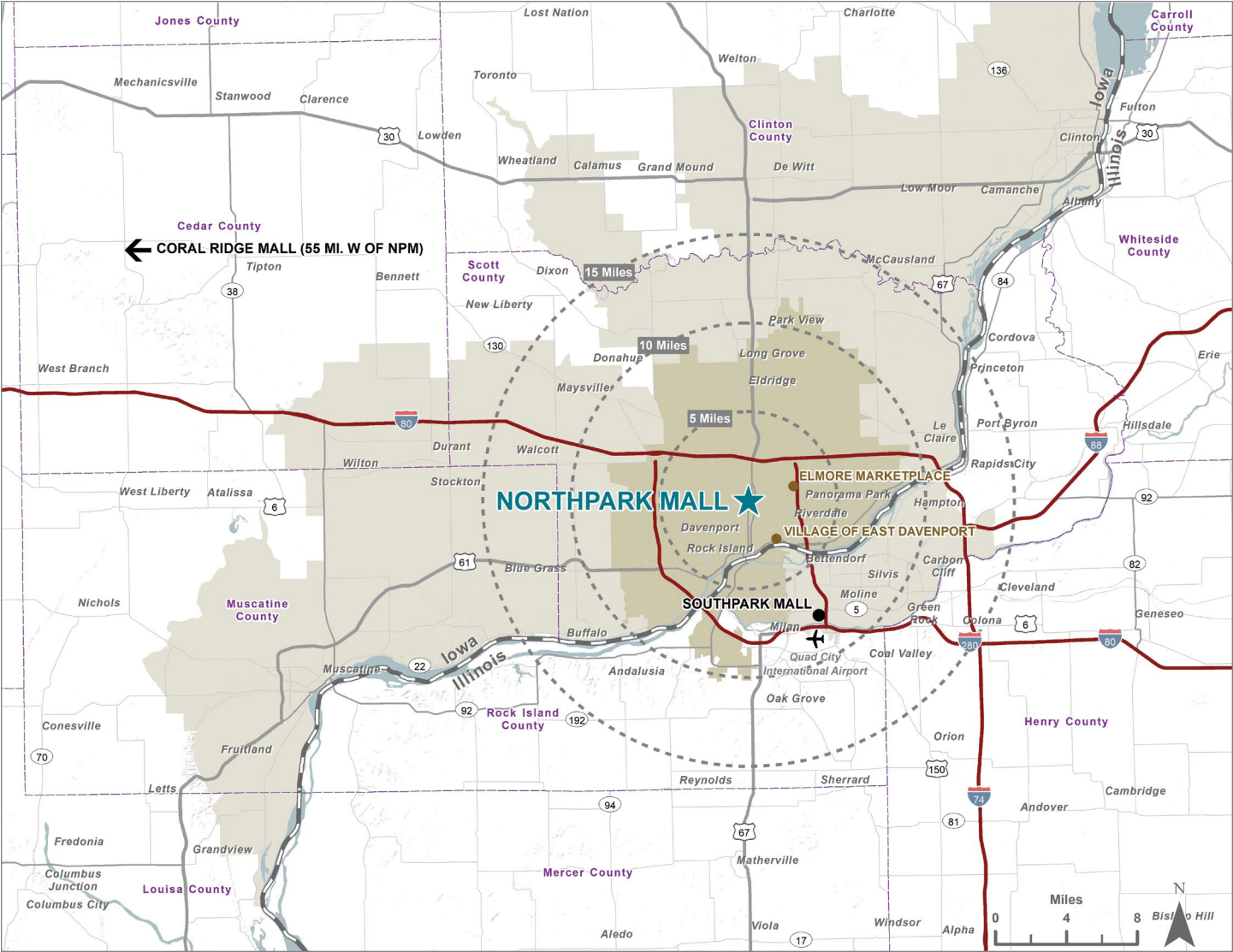
FOR MORE INFORMATION 563-391-6773 | Macerich.com



DEMOGRAPHIC SUMMARY

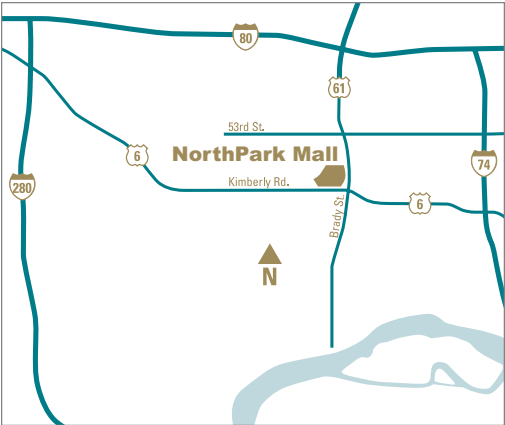
POPULATION		PRIMARY TRADE AREA		TOTAL TRADE AREA		DAVENPORT-MOLINE-ROCK ISLAND, IA-IL [MSA]	
2020 Total Population		191,695		368,556		383,200	
2025 Total Population		194,212		368,629		382,542	
2020-2025 Population Growth		1.3%		0.0%		-0.2%	
HOUSEHOLDS							
2020 Total Households		78,156		151,117		157,698	
2025 Total Households		79,296		151,373		157,750	
2020-2025 Household Growth		1.5%		0.2%		0.0%	
INCOME							
Average Household Income		\$78,113		\$75,356		\$77,122	
Median Household Income		\$55,762		\$55,272		\$56,984	
Per Capita Income		\$32,141		\$31,069		\$31,888	
HOUSEHOLD INCOME RANGES							
\$50,000 +		43,206	55.3%	83,218	55.1%	89,132	56.5%
\$75,000 +		29,745	38.1%	56,313	37.3%	60,946	38.6%
\$100,000 +		19,277	24.7%	35,422	23.4%	38,896	24.7%
\$150,000 +		7,982	10.2%	14,085	9.3%	15,415	9.8%
AGE							
Median Age		38.4		39.8		40.7	
EDUCATION / OCCUPATION							
Bachelor’s Degree Plus		41,085	31.6%	70,974	27.8%	74,586	27.9%
White Collar		53,248	60.1%	95,908	56.4%	100,309	57.0%
RACE / ETHNICITY							
White		149,084	77.8%	297,586	80.7%	314,752	82.1%
Black		22,089	11.5%	32,241	8.7%	31,198	8.1%
American Indian		657	0.3%	1,339	0.4%	1,163	0.3%
Asian		7,082	3.7%	10,753	2.9%	10,641	2.8%
Pacific Islander		136	0.1%	204	0.1%	213	0.1%
Other Race		12,648	6.6%	26,433	7.2%	25,233	6.6%
Hispanic or Latino		15,949	8.3%	37,919	10.3%	35,663	9.3%
Not Hispanic or Latino		175,747	91.7%	330,637	89.7%	347,537	90.7%
EMPLOYMENT / DAYTIME POPULATION		3 MILE		5 MILE		7 MILE	
Total Businesses		3,289		5,865		7,899	
Total Employees		53,435		94,726		125,823	
Daytime Population		84,792		157,845		223,739	

TRADE AREA MAP



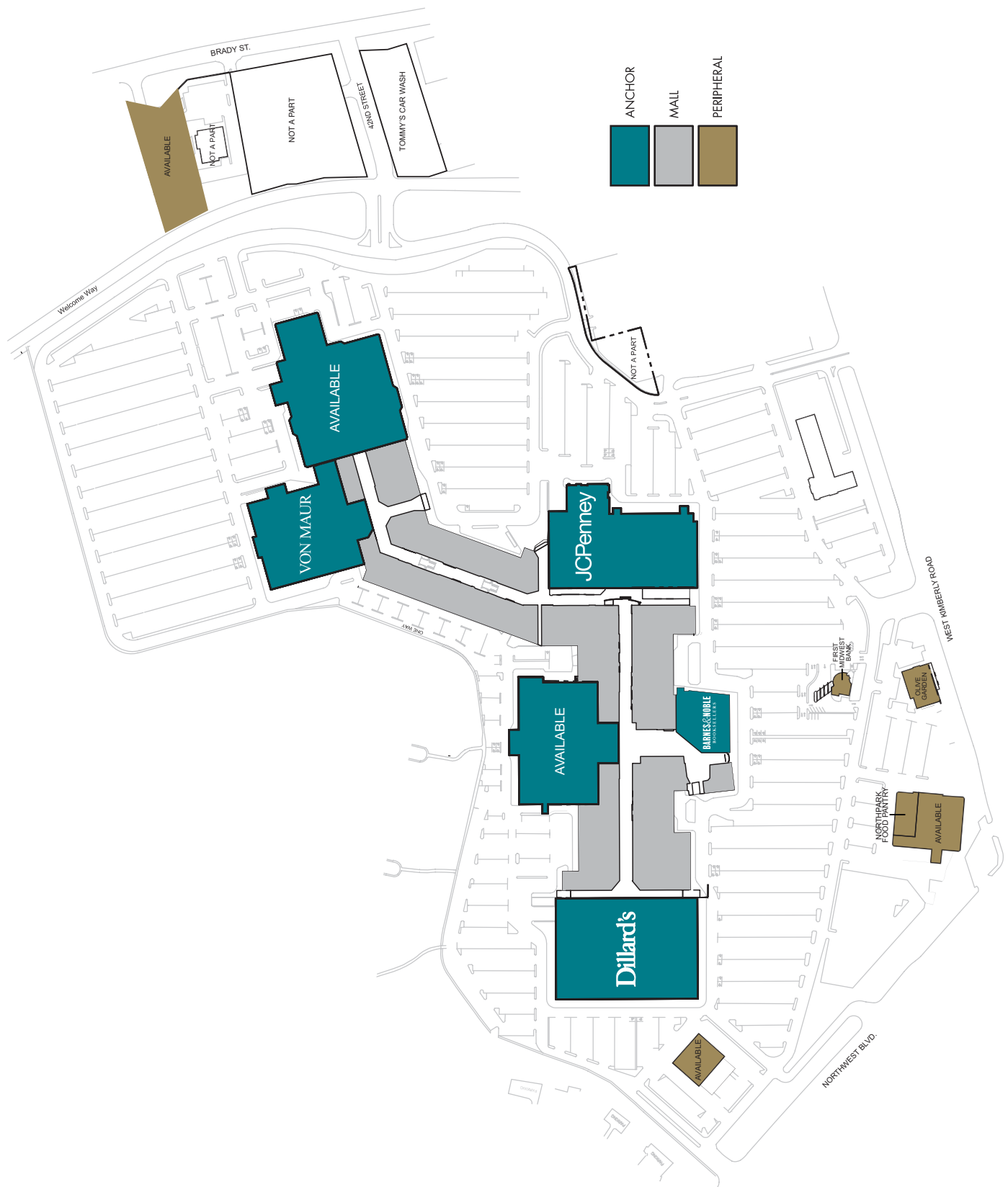
LEGEND

- ★ NORTH PARK MALL
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW

SITE PLAN



MARKET FACT SHEET

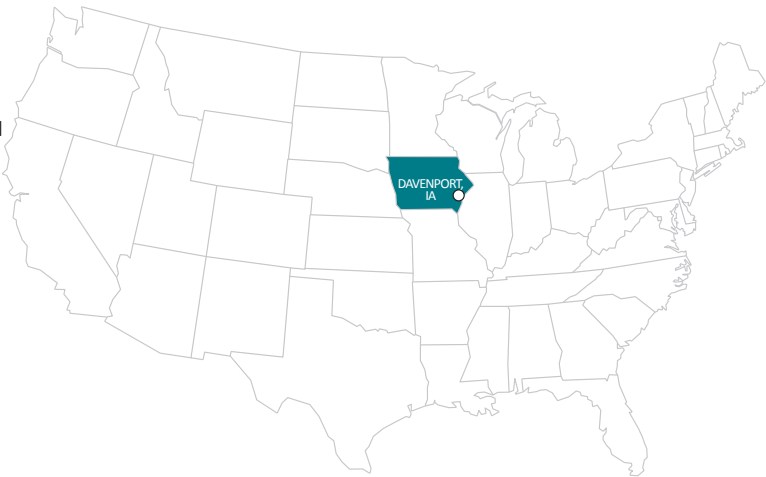
PEOPLE AND BUSINESSES
ENJOY THRIVING
QUALITY OF LIFE
AMENITIES, STRONG
SCHOOL SYSTEMS AND AN
**AFFORDABLE
COST OF LIVING**

QUAD CITIES
IS A VIBRANT
COMMUNITY WITH A
**LABOR FORCE
OF MORE THAN
500,000 PEOPLE**

BY 2030, OVER 65
POPULATION WILL
TRIPLE REQUIRING
**MORE HEALTH CARE*
AND HOUSING
RESOURCES**
(*AMERICAN HOSPITAL ASSOC.)

QUAD CITIES – **LARGEST
300-MILE MARKET**
WEST OF CHICAGO.
MIDWAY BETWEEN
MINNEAPOLIS AND
ST. LOUIS, CHICAGO
AND DES MOINES

EFFICIENT
MULTI-MODAL
TRANSPORTATION
OPTIONS:
**ROAD, RAIL,
RIVER AND
RUNWAY**



21,577 STUDENTS
ENROLLED IN 16 COLLEGES
AND UNIVERSITIES IN
THE QUAD CITIES

OVER **15,000 STUDENTS**
FROM PRE-SCHOOL TO 12TH
GRADE IN THE DAVENPORT
SCHOOL DISTRICT

3 MILES FROM NORTHPARK, SCOTT COMMUNITY COLLEGE URBAN
CAMPUS HAS MORE THAN **4,500 STUDENTS**

AEROSPACE DEFENSE MANUFACTURER COBHAM IS **INVESTING
\$68 MILLION** IN A NEW FACILITY; 150 NEW HIGH-PAYING JOBS

HOME TO FORTUNE 500 COMPANIES: KRAFT HEINZ, STERILITE
CORPORATION, NESTLE PURINA AND JOHN DEERE

RANKED #3 MOST **DIVERSIFIED METRO ECONOMY** IN U.S.
(LIVABILITY.COM 2020)

YEARLY SALES

JAN	6.2%	MAY	7.5%	SEP	7.9%
FEB	7.6%	JUN	8.0%	OCT	7.4%
MAR	8.9%	JUL	7.4%	NOV	9.4%
APR	7.4%	AUG	8.4%	DEC	13.9%

NORTHPark Mall



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|---|----------------|----|------------------------|----|--------------------------|
| 1 | DILLARD'S | 6 | NORTH PARK FOOD PANTRY | 11 | H&M |
| 2 | BARNES & NOBLE | 7 | AVAILABLE | 12 | DRY GOODS |
| 3 | JCPENNEY | 8 | OLIVE GARDEN | 13 | BUILD-A-BEAR |
| 4 | VON MAUR | 9 | FIRST MIDWEST BANK | 14 | HIBBETT SPORTS |
| 5 | AVAILABLE | 10 | SHOE DEPT. ENCORE | 15 | TOMMY'S EXPRESS CAR WASH |

