



NORTH PARK MALL

DAVENPORT, IA

MARKET PROFILE 2023

MAJOR RETAILERS American Eagle Outfitters, Barnes & Noble, Dillard's, Dry Goods, Evsie, 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** 933,000 | **BUILT / RENOVATED** 1973 / 2003

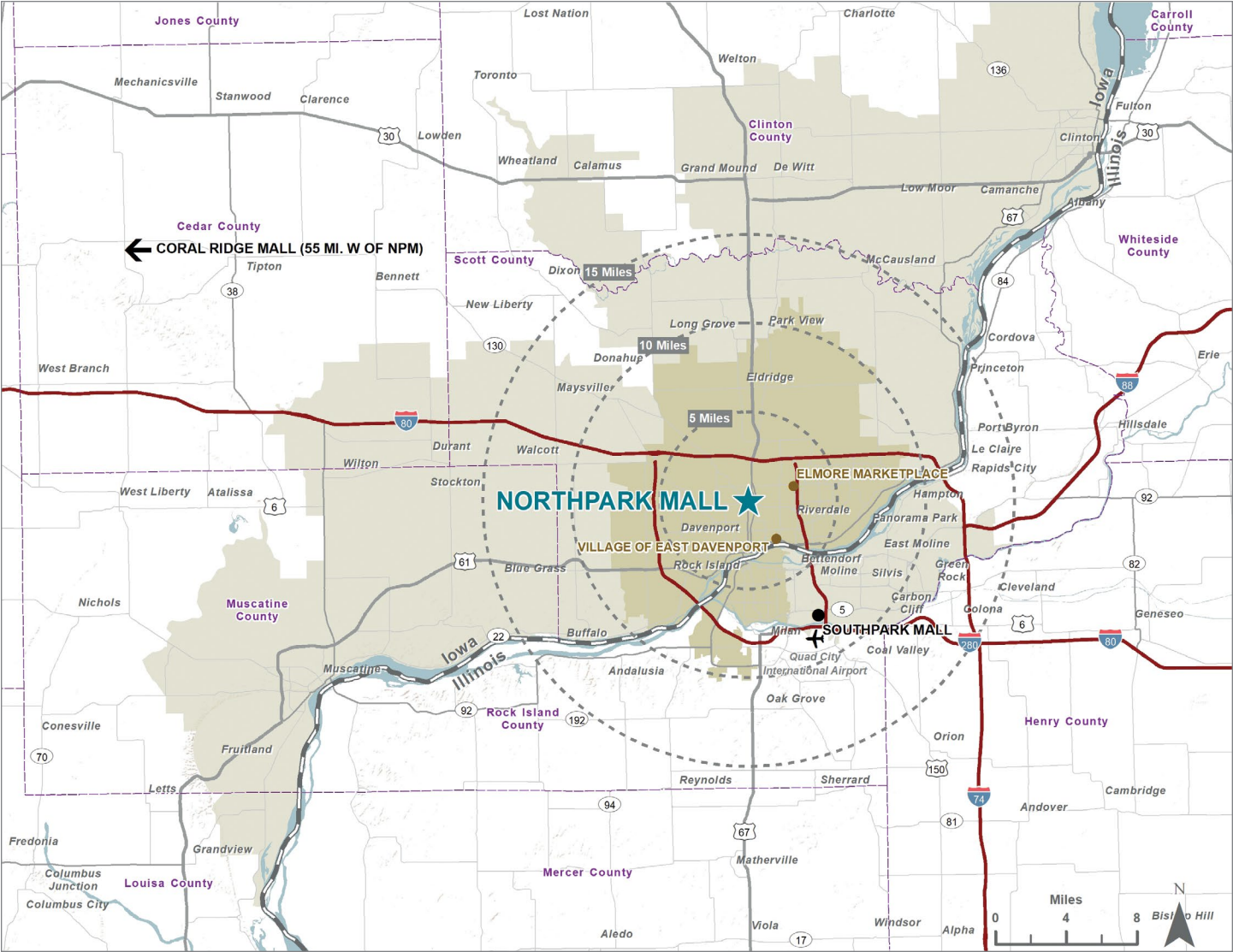
FOR MORE INFORMATION 563-391-6773 | Macerich.com



DEMOGRAPHIC SUMMARY

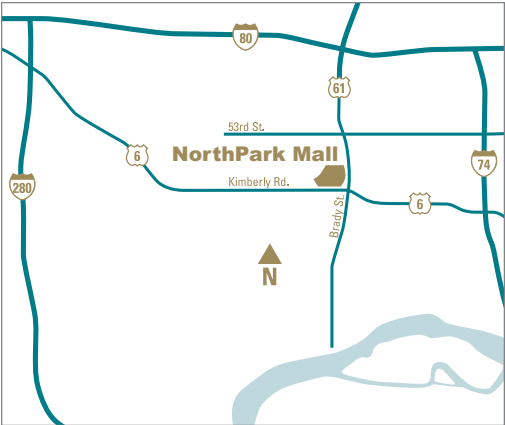
POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		DAVENPORT-MOLINE-ROCK ISLAND, IA-IL [MSA]	
2022 Total Population	193,455		368,951		383,528	
2027 Total Population	193,854		367,182		381,128	
2022-2027 Population Growth	0.2%		-0.5%		-0.6%	
HOUSEHOLDS						
2022 Total Households	79,789		152,714		159,378	
2027 Total Households	80,257		152,607		159,061	
2022-2027 Household Growth	0.6%		-0.1%		-0.2%	
INCOME						
Average Household Income	\$93,183		\$88,110		\$90,315	
Median Household Income	\$63,992		\$63,086		\$65,491	
Per Capita Income	\$38,500		\$36,531		\$37,576	
HOUSEHOLD INCOME RANGES						
\$50,000 +	49,407	61.9%	93,503	61.2%	100,339	63.0%
\$75,000 +	34,767	43.6%	65,673	43.0%	70,979	44.5%
\$100,000 +	25,193	31.6%	45,412	29.7%	49,921	31.3%
\$150,000 +	10,668	13.4%	17,613	11.5%	19,165	12.0%
AGE						
Median Age	38.9		40.3		41.2	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	42,848	33.5%	73,702	29.7%	77,727	29.8%
White Collar	53,649	52.8%	96,581	50.5%	102,462	51.6%
RACE/ETHNICITY						
White	143,859	74.4%	281,721	76.4%	298,203	77.8%
Black/African American	21,393	11.1%	32,892	8.9%	32,081	8.4%
American Indian	712	0.4%	1,622	0.4%	1,512	0.4%
Asian	6,536	3.4%	9,558	2.6%	9,380	2.4%
Pacific Islander	77	0.0%	110	0.0%	124	0.0%
Other Race	20,878	10.8%	43,048	11.7%	42,228	11.0%
Hispanic or Latino	15,885	8.2%	37,433	10.1%	35,598	9.3%
Not Hispanic or Latino	177,570	91.8%	331,517	89.9%	347,930	90.7%
EMPLOYMENT / DAYTIME POPULATION						
1 MILE			3 MILE		5 MILE	
Total Businesses	651		3,476		6,144	
Total Employees	9,010		55,647		97,611	
Daytime Population	10,939		87,396		161,388	

TRADE AREA MAP

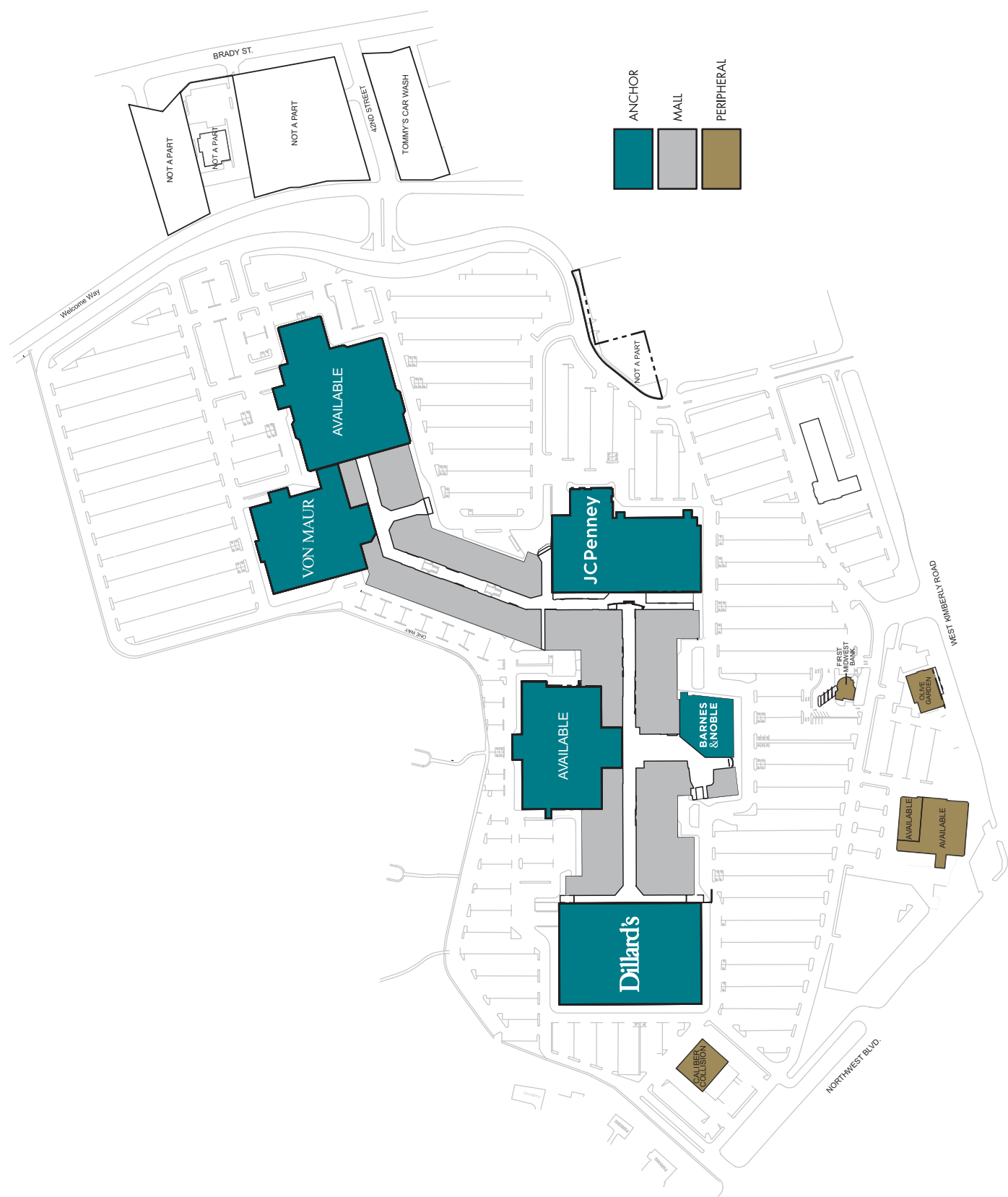


LEGEND

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



SITE PLAN



MARKET FACT SHEET

PEOPLE AND BUSINESSES
ENJOY THRIVING QUALITY
OF LIFE AMENITIES, STRONG
SCHOOL SYSTEMS AND
A #4 RANKING
AFFORDABLE
COST OF LIVING
(U.S. NEWS, 2022)

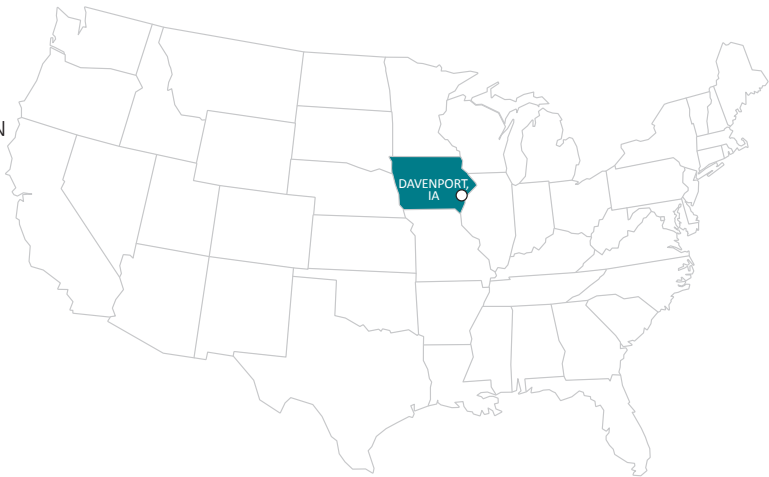
QUAD CITIES
IS A VIBRANT
COMMUNITY WITH A
LABOR FORCE
OF MORE THAN
550,000 PEOPLE

THE QUAD CITIES ENJOYS
\$958.7 MILLION ANNUAL
VISITOR SPENDING

58% OF THE POPULATION OF
THE REGION IS 45+ YEARS OLD

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



40,000 GRADUATES
ANNUALLY FROM 40
COLLEGES AND UNIVERSITIES
WITHIN 90-MILE RADIUS OF
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

#4 BEST AFFORDABLE PLACES TO LIVE
(U.S. NEWS & WORLD REPORT, 2022)

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	6.42%	MAY	7.48%	SEP	8.19%
FEB	7.64%	JUN	7.91%	OCT	7.44%
MAR	8.84%	JUL	7.33%	NOV	9.17%
APR	7.52%	AUG	8.29%	DEC	13.78%

NORTHPark MALL

MAJOR RETAILERS INCLUDE:

- | | | | |
|----------------|-------------------|--------------------|-------------------|
| DILLARD'S | AMERICAN EAGLE | DRY GOODS | H&M |
| BARNES & NOBLE | BUCKLE | EVSlE | HIBBETT SPORTS |
| JCPENNEY | BUILD-A-BEAR | FIRST MIDWEST BANK | HOLLISTER |
| VON MAUR | CALIBER COLLISION | FRANCESCA'S | SHOE DEPT. ENCORE |



NORTH

PROVISIONAL ZONING
TIE CODES