



NORTH PARK MALL

DAVENPORT, IA

MARKET PROFILE 2024

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** 934,000 | **BUILT / RENOVATED** 1973 / 2003

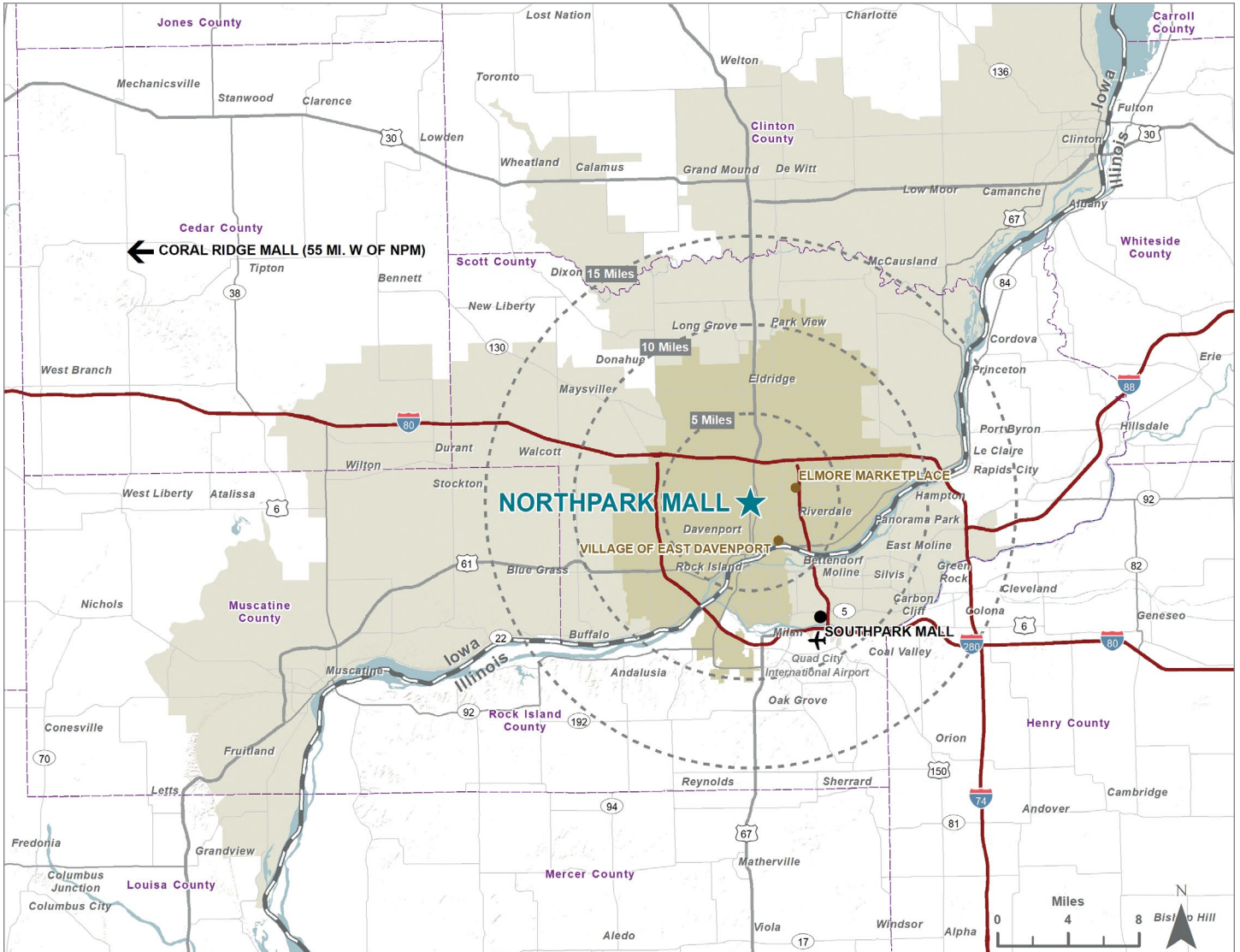
FOR MORE INFORMATION 563-391-6773 | [Macerich.com](https://www.macerich.com)



DEMOGRAPHIC SUMMARY

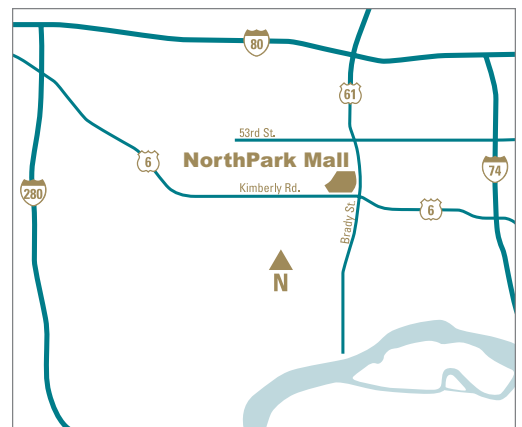
POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		DAVENPORT-MOLINE-ROCK ISLAND, IA-IL [MSA]	
2023 Total Population	193,793		369,167		383,616	
2028 Total Population	194,437		367,712		381,503	
2023-2028 Population Growth	0.3%		-0.4%		-0.6%	
HOUSEHOLDS						
2023 Total Households	80,196		153,391		160,181	
2028 Total Households	81,225		154,353		161,182	
2023-2028 Household Growth	1.3%		0.6%		0.6%	
INCOME						
Average Household Income	\$96,014		\$90,015		\$90,860	
Median Household Income	\$63,085		\$62,646		\$63,396	
Per Capita Income	\$39,801		\$37,458		\$37,978	
HOUSEHOLD INCOME RANGES						
\$50,000 +	49,206	61.4%	93,100	60.7%	98,400	61.4%
\$75,000 +	34,433	42.9%	65,700	42.8%	69,225	43.2%
\$100,000 +	23,706	29.6%	43,645	28.5%	46,236	28.9%
\$150,000 +	11,797	14.7%	19,718	12.9%	20,914	13.1%
AGE						
Median Age	39.1		40.5		41.4	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	44,170	33.2%	76,043	29.5%	78,828	29.1%
White Collar	59,214	59.6%	104,494	56.6%	111,210	57.7%
RACE/ETHNICITY						
White	141,928	73.2%	278,672	75.5%	295,551	77.0%
Black/African American	22,950	11.8%	34,704	9.4%	33,637	8.8%
American Indian	744	0.4%	1,647	0.4%	1,525	0.4%
Asian	6,512	3.4%	9,569	2.6%	9,399	2.5%
Pacific Islander	113	0.1%	158	0.0%	166	0.0%
Other Race	21,547	11.1%	44,419	12.0%	43,338	11.3%
Hispanic or Latino	17,050	8.8%	39,759	10.8%	37,569	9.8%
Not Hispanic or Latino	176,743	91.2%	329,408	89.2%	346,047	90.2%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	626		3,345		5,935	
Total Employees	8,926		56,504		100,986	
Daytime Population	10,591		88,709		166,400	

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)

DAVENPORT, THE LARGEST CITY AND ECONOMIC ENGINE OF THE BI-STATE QUAD-CITIES AREA, IS A PREMIER PLACE TO **START OR GROW YOUR BUSINESS**

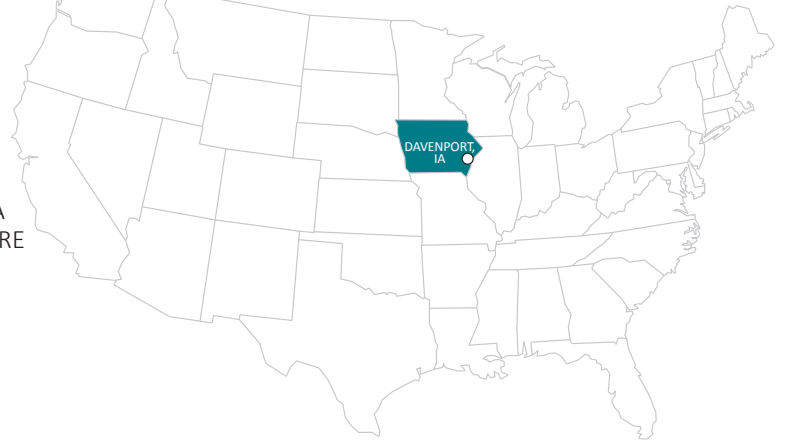
THE QUAD CITIES ENJOYS \$1.14 BILLION ANNUAL **VISITOR SPENDING**

6.1 MILLION VISITS TO THE QUAD CITIES REGION IN 2023

QUAD CITIES – **LARGEST 300-MILE MARKET** WEST OF CHICAGO

VIBRANT LABOR-FORCE OF MORE THAN 550,000 PEOPLE

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



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)

LESS THAN 4 MILES AWAY, THE **AMAZON FULFILLMENT CAMPUS** IS OPERATING WITH APPROXIMATELY 1,000 EMPLOYEES

RANKED **TOP 100 BEST PLACES TO LIVE** OFFERING A HIGH QUALITY OF LIFE AND AFFORDABILITY
(LIVABILITY.COM, 2023)

YEARLY SALES

JAN	7.0%	MAY	7.6%	SEP	8.0%
FEB	7.8%	JUN	8.1%	OCT	7.4%
MAR	8.5%	JUL	7.6%	NOV	8.9%
APR	7.5%	AUG	8.4%	DEC	13.3%

NORTH PARK MALL

MAJOR RETAILERS INCLUDE:

- | | | | | |
|----------------|----------------|-------------------|-------------------|-------------------|
| VON MAUR | OLIVE GARDEN | CALIBER COLLISION | H&M | SHOE DEPT. ENCORE |
| DILLARD'S | AMERICAN EAGLE | DRY GOODS | HIBBETT SPORTS | VICTORIA'S SECRET |
| JCPENNEY | BUCKLE | EVISIE | HOLLISTER CO. | WINDSOR |
| BARNES & NOBLE | BUILD-A-BEAR | FRANCESCA'S | OLD NATIONAL BANK | |



ROSS DRESS FOR LESS

FIVE BELOW

CITITRENDS

Dillard's

BARNES & NOBLE

JCPenney

VON MAUR

PET SUPPLIES PLUS

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

PANERA

Olive Garden

FIRESTONE

NORTHWEST BANK

HOOTERS

SMART LEXUS OF QUAD CITIES

W. KIMBERLY ROAD

WELCOME WAY

HIGHWAY 61

NORTHWEST BLVD