

CAFARO  
— Est. 1949 —

DICK'S  
SPORTING GOODS

HomeGoods

KENNEDY MALL

KENNEDY  
MALL COMPLEX  
Dubuque, Iowa

ULTA  
BEAUTY

Phoenix  
THEATRES



**At Cafaro,  
retail is not just  
about shopping,  
it's living.**



## About Kennedy Mall Complex

- Super-regional shopping center serving Iowa, Illinois and Wisconsin.
- Located in one of the fastest-growing communities in the midwest.
- 700,000 square feet, anchored by HomeGoods, JCPenney, Best Buy, Dick's Sporting Goods, Planet Fitness, Books-A-Million, Ulta Beauty and Shoe Carnival.
- Phoenix Theatres is Dubuque's only luxury movie theater, offering heated, reclining leather seats, the highest quality picture image and the latest in sound phase technology.
- Newly available outparcel space at Kennedy Mallview and the nearby Asbury Plaza power center offer great leasing flexibility and retail synergy.
- Dubuque is recognized nationally as one of the nation's best communities with a low cost of living, low crime rate and exceptional educational opportunities.
- Jobs are plentiful in the region. Dubuque enjoys an unemployment rate of around 3%.



# HOME TO SOME OF THE MOST VISITED STORES IN THE STATE OF IOWA & THE US

**Firestone**



**1/13**

63.3K Visits



**2/1,600**

99th Percentile



**2/7**

534K Visits



**85/688**

88th Percentile

**HomeGoods**  
**COMING  
SOON**

## BIG NEW ADDITION

### COMING TO DUBUQUE'S KENNEDY MALL!

HomeGoods is set to call Dubuque's Kennedy Mall home. The new HomeGoods will occupy a spacious 24,217 square foot location next to HuHot Mongolian Grill. Books-A-Million, which is currently located in that spot, will be moving to a new 12,212 square foot space that in part of the former Younkers store. Work is currently underway to create the new store spaces for HomeGoods and Books-A-Million. An exact opening date for both has not been established but will be announced in the coming months.





AMERICAN EAGLE

Buckle

HIBBETT

VICTORIA'S  
SECRET

Bath&BodyWorks

SPENCER'S

RIDDLE'S  
JEWELRY

GNC  
LIVE WELL

Hallmark  
GOLD CROWN

claire's

K A Y  
JEWELERS

FINISH LINE

francesca's

TRADEHOME  
SHOES

rue21

Classy  
& Chic  
BOUTIQUE

MAKERS MARKET

GOLD STANDARD  
Athletics  
BY ERIC MUNSON

Auntie Anne's

DUBUQUE  
MINING CO  
Eatery & Drinkery

Captured  
on CANVAS

HUHOT  
MONGOLIAN GRILL

THE FUN  
STATION  
DUBUQUE

GameStop



## Trade Area

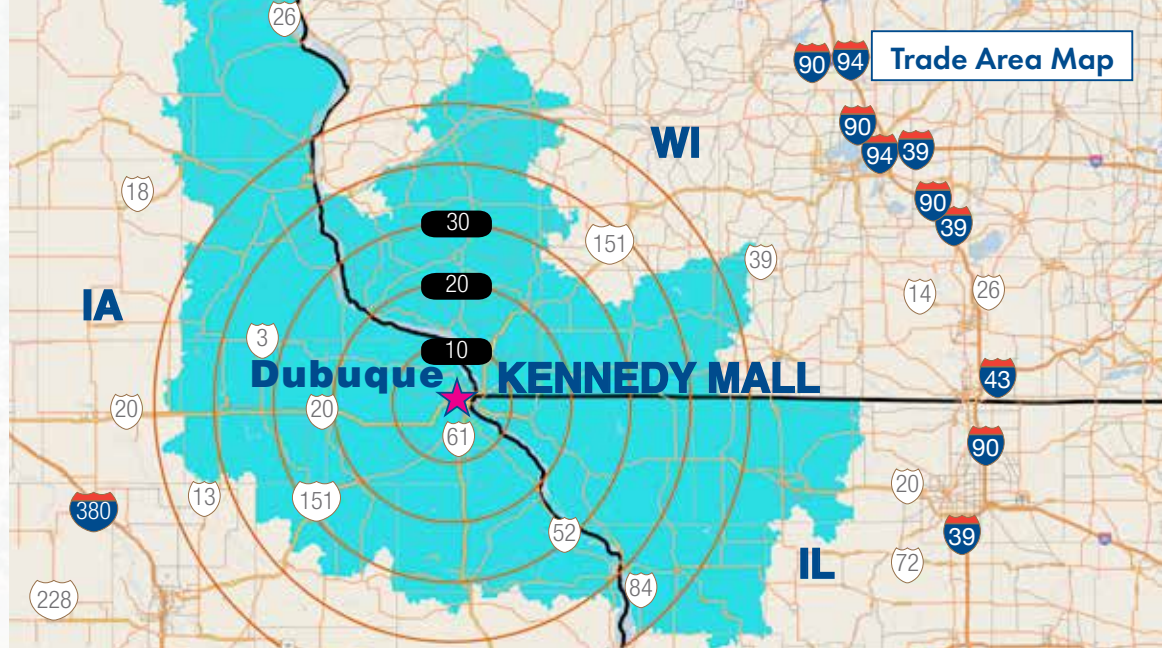
Trade Area Population	335,926
Number of Households	135,355

## Shopper Demographics

Average Household Income	\$79,000
Median Age	40
Median House Value	\$150,000

## Kennedy Mall Facts

Total Property Size	700,000 + sq. ft.
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## Largest Employers in the Area

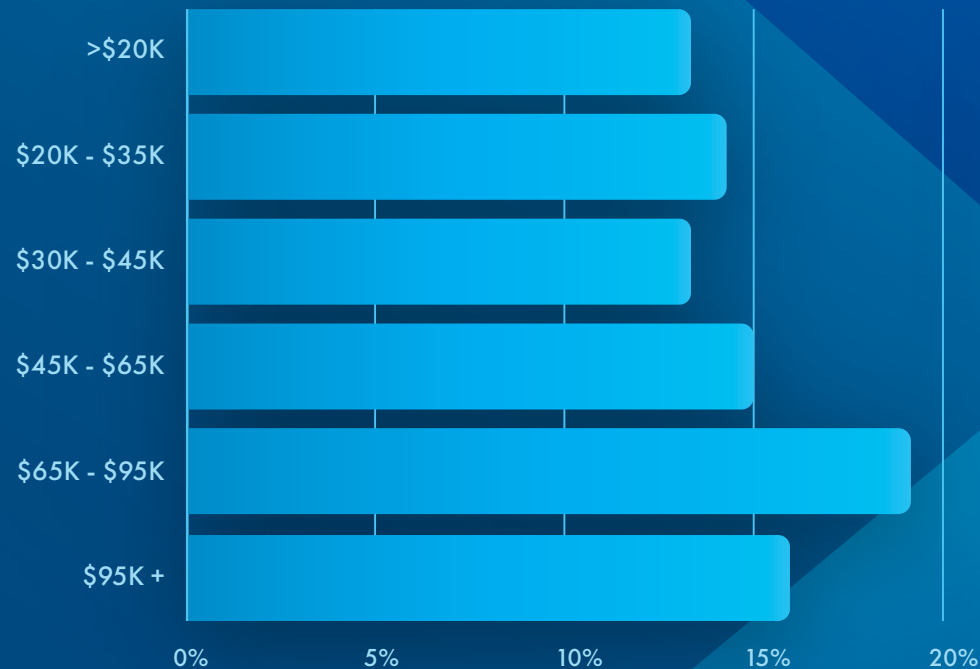
John Deere Dubuque Works	2,810
Dubuque Community School District	2,000
MercyOne Dubuque Medical Center	1,438
University of Wisconsin-Platteville	1,062
Medical Associates Clinic	1,069
Unity Point Health-Finley Hospital	940
City of Dubuque	737
Sedgwick	725
Cottingham & Butler	750
Rainbo Oil Company	558

Source: Greater Dubuque Development Corporation, 300 Main Street, Suite 120, Dubuque, IA 52001 • (563) 557-9049



# Placer.ai VISITOR DEMOGRAPHICS

Of the 450.5 thousand unique Kennedy Mall visitors, the median age is 40 years old and the **Average Household Income is \$79,000**. The median house value is \$150,000. 50% of the population is male and 50% is female.



## 3.4M

Mall Complex Visits



## 70MIN

Average Time Spent on Visit



VICTORIA'S  
SECRET





# CAFARO

— Est. 1949 —

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