

CAFARO
—Est. 1949—

KENNEDY
MALL
Dubuque, Iowa
COMPLEX



THE
UNDISPUTED
LEADER
IN MIDDLE MARKET,
SUPER-REGIONAL,
MALL DEVELOPMENT



About Kennedy Mall Complex

- Super-regional shopping center that serves three states: Iowa, Illinois and Wisconsin.
- 700,000 square feet, anchored by a newly opened HomeGoods, Dick's Sporting Goods, Best Buy, JCPenney, Planet Fitness, Books-A-Million, Ulta Beauty, and Shoe Carnival. A brand new Marshall's will join the anchor mix in 2026.
- Dubuque County leads the state in year-over-year job growth. It is ranked first over all nine metro areas in Iowa.
- Tourists spend \$295 million, contributing significantly to the area's economic development.
Source: Placer.ai
- 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.
- Construction is underway on a \$40 million housing development which will create 105 new single-family homes just minutes away from Kennedy Mall and Asbury Plaza.
- Dubuque's unemployment rate hovers around 3% and is consistently lower than the national average.





THEATRES

#1 ENTERTAINMENT VENUE

Within 60 Miles

205.3K ANNUAL VISITS

#2 Classic Cinemas
Freeport, IL
152.7K Annual Visits

#3 Collins Road Theatres
Marion, IA
137.1K Annual Visits

#4 Five Flags Center
Dubuque, IA
101.8K Annual Visits

#5 AMC Classic Dubuque 14
Dubuque, IA
88.3K Annual Visits

AMERICAN EAGLE

Buckle

SHOE
CARNIVAL

Bath&BodyWorks®

planet
fitness

Marshalls®

COMING 2026



Bath&Body Works

VICTORIA'S
SECRET

AMERICAN EAGLE

Buckle B

HIBBETT

SPENCERS

RIDDLE'S
JEWELRY

GNC
LIVE WELL

Hallmark
GOLD CROWN

K A Y
JEWELERS

LENSCRAFTERS

FRESENIUS
MEDICAL CARE

FINISH LINE

Auntie
Anne's

GameStop

TRADEHOME
SHOES

francesca's

claire's

DUBUQUE
MINING CO
Eatery & Drinkery

HUHOT
MONGOLIAN GRILL

coulee
cards &
gaming

ELI SPORTS

THIRSTY GUYS
• BOBA • SMOOTHIE • SNACKS

Captured
on CANVAS
PIZZA • FRESH COOKED

COST
CUTTERS
HAIR SALON

The
FUN
STATION
DUBUQUE

Exotic
Snack
GUYS

Edward Jones

Angry Fox

THE
TECH
Corner

AudioNova

MAKERS MARKET
LOCAL ARTISANS, CRAFTERS & MAKERS

Trade Area

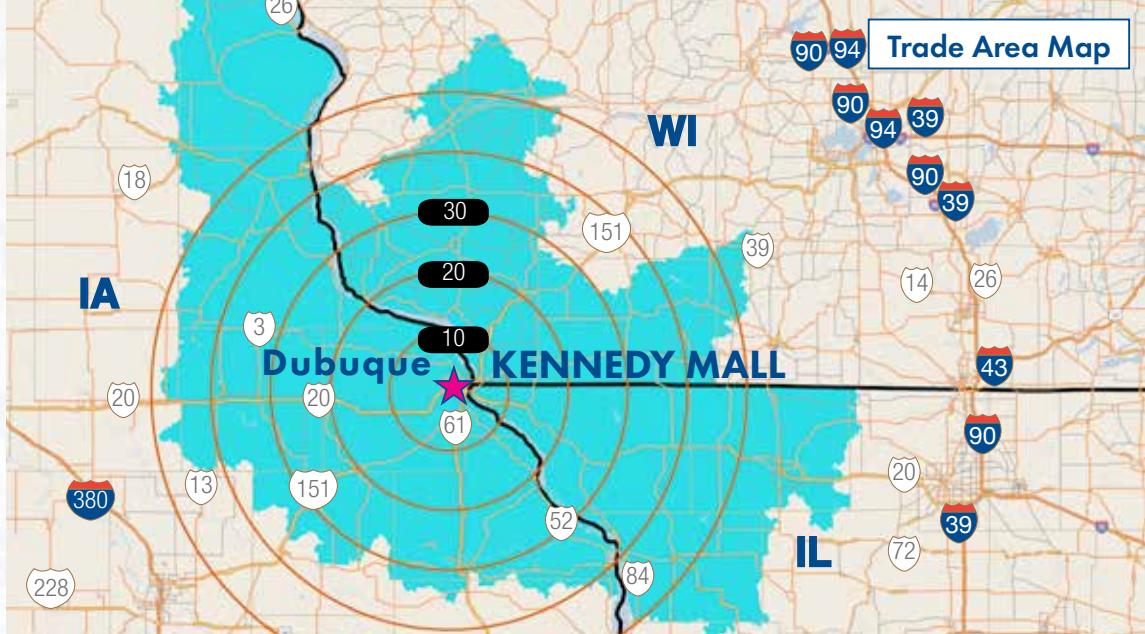
Trade Area Population	340,810
Number of Households	138,667

Shopper Demographics

Average Household Income	\$92,000
Median Age	42
Median House Value	\$246,000

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
HODGE	1,102
Medical Associates Clinic	1,069
University of Wisconsin-Platteville	1,062
Unity Point Health-Finley Hospital	940
Cottingham & Butler	851
City of Dubuque	737
Sedgwick CMS	725
Rainbo Oil Company	558
Western Dubuque School District	551
Hormel (Progressive Processing)	550

Source: Greater Dubuque Development Corporation, 900 Jackson Street, Suite 109, Dubuque, IA 52001 (563) 557-9049



Placer.ai VISITOR DEMOGRAPHICS

Of the 438 thousand unique Kennedy Mall visitors, the median age is 42 years old and the **Average Household Income is \$92,000**. The median house value is \$246,000. 50% of the population is male and 50% is female.



 **3.6M**
Mall Complex Visits

 **72MIN**
Average Time Spent on Visit



VICTORIA'S
SECRET

