

CITICENTRE PLAZA

CARROLL, IA



SIZE

63,518 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
5,598	10,911	11,516
Households		
2,414	4,705	4,950
Median HH Income (\$)		
60,165	60,651	61,542

MAJOR TENANT(S)

Hy-Vee
Miracle-Ear
Bomgaar's
Domino's Pizza

LEASING CONTACT

Kim Boekholder
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MORE INFO

www.phillipsedison.com



LOCATION

905 US Highway 30 | Carroll, IA 51401

PROPERTY HIGHLIGHTS

- Anchored by Hy-Vee Supermarket, the number one grocer in Iowa, and shadow-anchored by Bomgaars, a regional ranch and farm retail store
- 30,000+ shoppers at the center each week
- Over 10,900 residents in the three-mile trade area with an average household income over \$81,208
- Located near St. Anthony Regional Hospital and Carroll High School



PHILLIPS EDISON & COMPANY®

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Space	Tenant	SQ. FT.
801	AVAILABLE	3,000
803	CitiCentre Tobacco	1,748
805	Shoe Sensation	6,600
811	Fashion Nails and Spa	1,200
813	Miracle-Ear	1,200
815	Domino's Pizza	1,157
821	Abelardo's	3,000
905	Hy-Vee	45,613
SHAD1	Bomgaar's	N/A
Total SQ. FT.		63,518



Available
 Occupied
 Coming Available
 Non-Owned
 Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 42.070089

Longitude: -94.877373

Citi Centre Plaza Carroll, IA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	5,689	10,913	11,523
	2029 Projected Population	5,421	10,429	11,014
	2010 Census Population	5,587	10,554	11,166
	2000 Census Population	5,833	10,541	11,208
	1990 Census Population	5,981	10,040	10,748
	Historical Annual Growth 1990 to 2000	-0.25%	0.49%	0.42%
	Historical Annual Growth 2000 to 2010	-0.43%	0.01%	-0.04%
	Estimated Annual Growth 2010 to 2024	0.12%	0.23%	0.21%
	Projected Annual Growth 2024 to 2029	-0.96%	-0.90%	-0.90%
	Median Age	40.4	42.6	42.8
Households	Q4 2024 Estimated Households	2,453	4,706	4,953
	2029 Projected Households	2,335	4,491	4,728
	2010 Census Households	2,415	4,512	4,747
	2000 Census Households	2,437	4,324	4,557
	1990 Census Households	2,335	3,812	4,049
	Historical Annual Growth 1990 to 2000	0.43%	1.27%	1.19%
	Historical Annual Growth 2000 to 2010	-0.09%	0.43%	0.41%
	Estimated Annual Growth 2010 to 2024	0.11%	0.29%	0.29%
	Projected Annual Growth 2024 to 2029	-0.98%	-0.93%	-0.93%
	Population per Household	2.25	2.24	2.25
Population by Race	White	90.2%	91.4%	91.6%
	Black or African American	2.1%	1.8%	1.7%
	Asian & Pacific Islander	0.6%	0.7%	0.7%
	Other Races	2.0%	2.1%	2.1%
	Hispanic Population	5.1%	4.0%	3.9%
Income	Average Household Income	\$82,357	\$81,208	\$82,166
	Median Household Income	\$59,965	\$60,652	\$61,552
	Per Capita Income	\$36,384	\$36,077	\$36,321
Education (Age 25+)	Elementary	1.7%	2.0%	2.0%
	Some High School	3.7%	3.0%	2.9%
	High School Graduate	39.8%	38.9%	39.2%
	Some College	18.5%	17.6%	17.7%
	Associates Degree Only	11.9%	12.5%	12.7%
	Bachelors Degree Only	17.9%	19.3%	19.2%
	Graduate Degree	6.5%	6.6%	6.4%
Business	Number of Businesses	377	568	591
	Total Number of Employees	4,457	6,711	6,984
	Employees per Business	11.82	11.81	11.82
	Residential Population per Business	15.08	19.21	19.50

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.