

KOHL'S PAD SITE - GROUND LEASE ONLY

2595 NW ARTERIAL, DUBUQUE, IOWA 52002 (#985 - ASBURY PLAZA)



AREA ANCHORS:



- Pad site available for ground lease (approx. location shown above)
- Located in Asbury Plaza
- Co-Tenants include TJ Maxx, Maurices, Petco, Sierra, Old Navy, Michaels
- Other retailers in the sub-market include Target, Sam's Club, Lowe's, Ashley Homestore, Walmart, Hobby Lobby, Dick's Sports, TJ Maxx and Sierra

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,537	31,560	70,197
AVG. HH INCOME	\$128,760	\$113,364	\$98,587
HOUSEHOLDS	1,774	13,142	28,941



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT:

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CHAINLINKS
RETAIL ADVISORS

KOHL'S ANCHORED PAD SITE

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