

CAFARO
— Est. 1949 —



KENNEDY
MALL COMPLEX
Dubuque, Iowa

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.**
- **Dubuque County leads the state in year-over-year job growth. It is ranked first over all nine metro areas in Iowa.**
- **Tourists spent \$295 million in 2024, 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.**



Planet Milx

THEATRES

#1 ENTERTAINMENT VENUE

Within 60 Miles

249.4K ANNUAL VISITS

#2 Classic Cinemas
Freeport, IL
172.9K Annual Visits

#3 Collins Road Theatres
Marion, IA
151.4K Annual Visits

#4 AMC Classic Dubuque 14
Dubuque, IA
98.7K Annual Visits

#5 Five Flags Center
Dubuque, IA
87.4K Annual Visits

AMERICAN EAGLE

Buckle 

SHOE
CARNIVAL

Bath&BodyWorks®

planet
fitness



| | | | | | | | | |
|-------------------------|-------------------------|-------------------|-------------------------------------|-------------------------|-----------------------|------------------|---|--------------------|
| Bath&BodyWorks | VICTORIA'S SECRET | AMERICAN EAGLE | Buckle B | HIBBETT | SPENCER'S | RIDDLE'S JEWELRY | | |
| GNC LIVE WELL | Hallmark GOLD CROWN | K A Y JEWELERS | LENSCRAFTERS | RALLY HOUSE LOCAL STUFF | FINISH LINE | Auntie Anne's | GameStop | |
| TRADEHOME SHOES | francesca's | claire's | DUBUQUE MINING CO Eatery & Drinkery | HUHOT MONGOLIAN GRILL | coulee cards & gaming | E! SPORTS | PERFUME AURA | Captured on CANVAS |
| 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

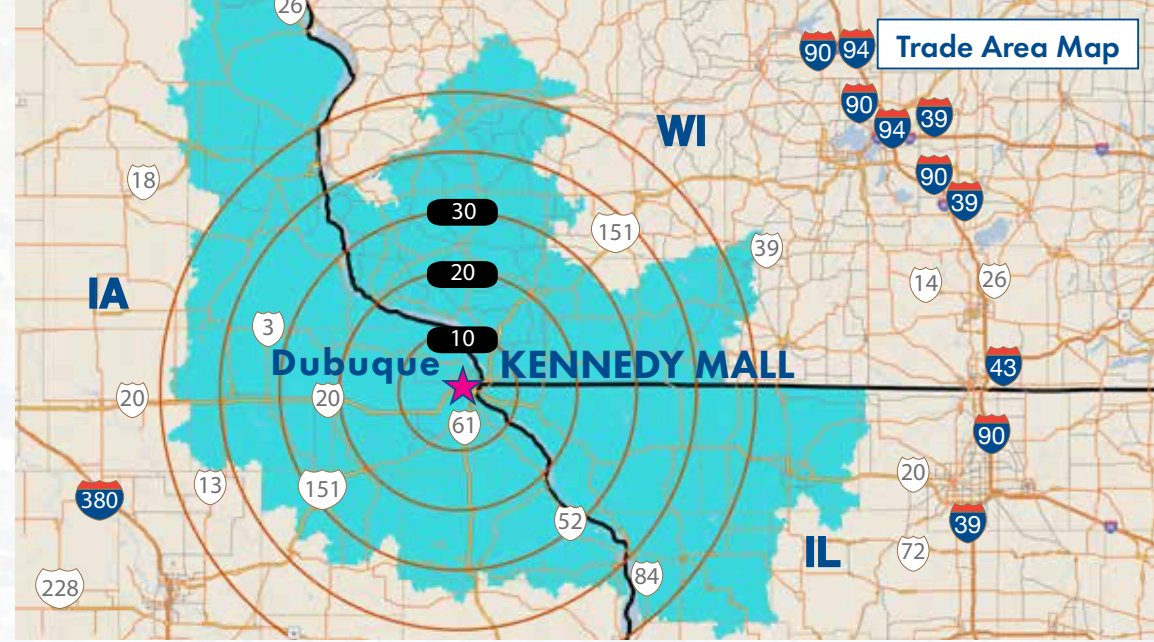
| | |
|-----------------------|---------|
| Trade Area Population | 335,926 |
| Number of Households | 135,355 |

Shopper Demographics

| | |
|--------------------------|-----------|
| Average Household Income | \$91,000 |
| Median Age | 40 |
| Median House Value | \$242,000 |

Kennedy Mall Facts

| | |
|---------------------|-------------------|
| Total Property Size | 700,000 + sq. ft. |
|---------------------|-------------------|



Largest Employers in the Area

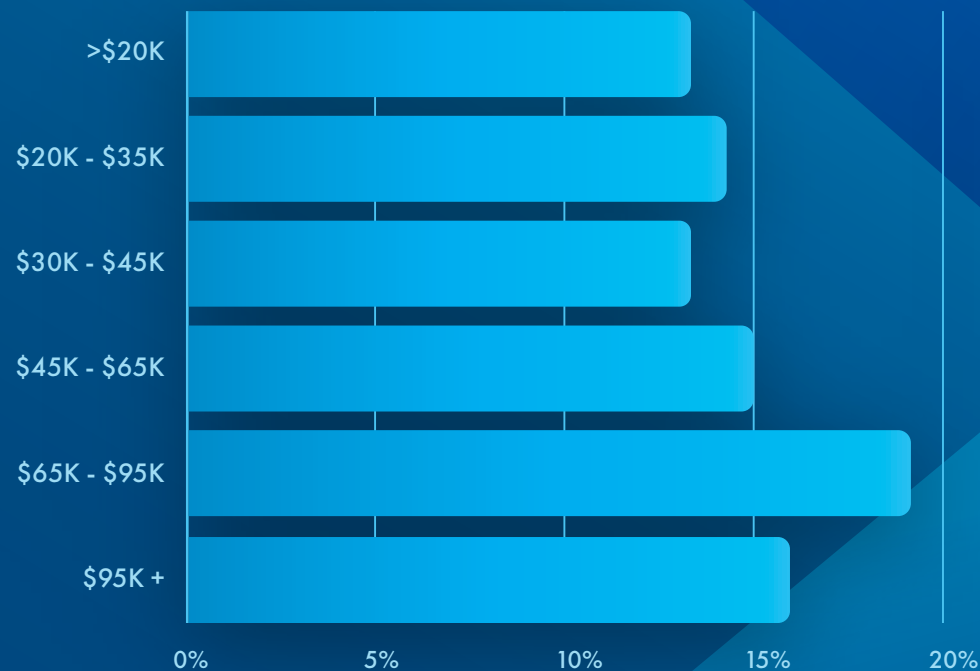
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|-------------------------------------|-------|
| John Deere Dubuque Works | 2,810 |
| Dubuque Community School District | 2,000 |
| MercyOne Dubuque Medical Center | 1,438 |
| HODGE | 1,102 |
| Medical Associates Clinic | 1,069 |
| University of Wisconsin-Platteville | 1,062 |
| Unity Point Health-Finley Hospital | 940 |
| Cottingham & Butler | 851 |
| City of Dubuque | 737 |
| Sedgwick CMS | 725 |
| Rainbo Oil Company | 558 |

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 40 years old and the **Average Household Income is \$91,000**. The median house value is \$242,000. 50% of the population is male and 50% is female.



3.6M

Mall Complex Visits



72MIN

Average Time Spent on Visit



VICTORIA'S
SECRET



CAFARO

— Est. 1949 —

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