



Key Retailers

**Bath & Body Works
Buckle
Kay Jewelers
Old Navy
rue21
The Children's Place
Victoria's Secret**

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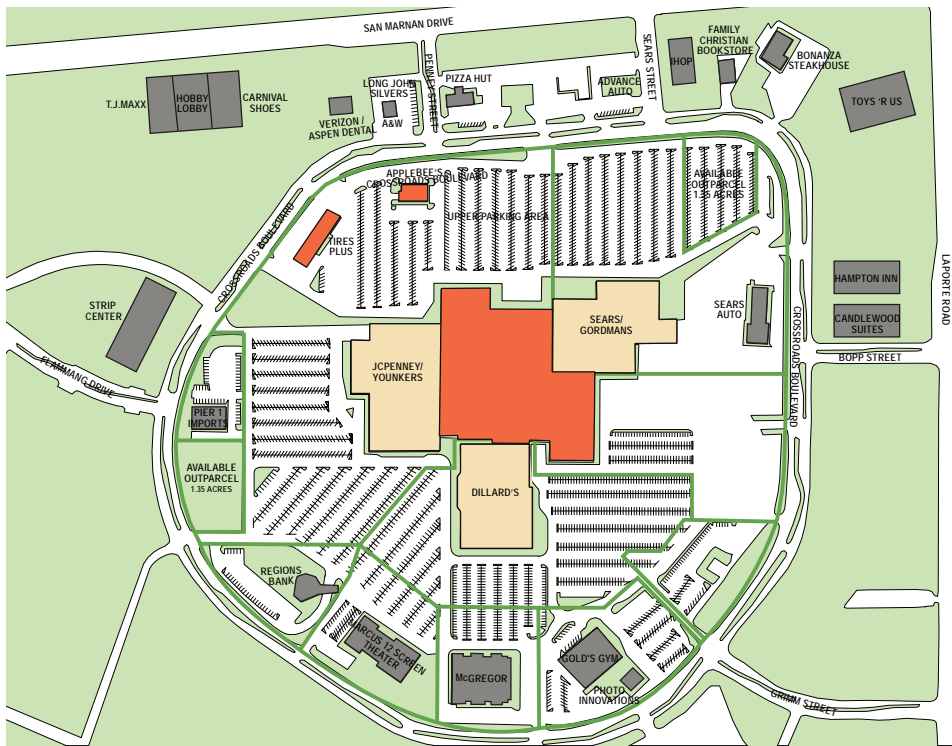
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Mall at a Glance

- Crossroads Center is the dominant shopping center in northeast Iowa with a trade area that extends more than 30 miles
- Strong anchor store mix includes Dillard's, Gordmans, JCPenney, Sears and Youngers
- Key retailers include Old Navy, Victoria's Secret, Bath & Body Works, Buckle, rue21, The Children's Place, PacSun, maurices, Christopher & Banks, Journeys, Scheels All Sports and Finish Line
- Crossroads Center is situated in the middle of a retail hub that includes Best Buy, Super Target, Super Wal-Mart, Barnes & Noble, Bed Bath & Beyond, Hobby Lobby, T.J. Maxx, ToysRUs, Marcus Cinema (12 screens) and many other national tenants
- The mall is conveniently located adjacent to the intersection of Interstate 380 and US 20. The mall is also located one mile from Isle of Capri Casino and Hotel, which has over 1.5 million visitors per year
- Surrounded by quality restaurants and hotels, Crossroads Center's location makes staying and shopping in the area easy and enjoyable
- Quality education is within a ten-mile radius of Crossroads Center, featuring the University of Northern Iowa with 13,000 students in Cedar Falls and Hawkeye Community College with 6,300 students in Waterloo





Site Plan

Crossroads Center

Statistics & Demographics

Property Data		
Opening Date		1969
Renovation Date		1997
Site		71.5 acres
Parking		4,246 spaces
Total Stores		65
Levels		2
Leasable Area		
Total Mall GLA		847,491 s.f.
Mall Shops		252,121 s.f.
Outparcels		33,253 s.f.
Anchors (Total)		562,117 s.f.
Dillard's		147,663 s.f.
JCPenney (includes Tires Plus)		122,658 s.f.
Sears/Gordman's (includes Sears Auto)		205,015 s.f.
Younkers		86,781 s.f.
Trade Area		10-Mile Radius 30-Mile Radius
Population	122,344	216,806
Total Households	47,655	84,319
Avg. Household Income	\$57,596	\$58,165
Median Age	35 yrs.	37 yrs.
Source: DemographicsNow - 2009		

Location Map

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