



Coral Ridge Mall

CORALVILLE (IOWA CITY), IOWA



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CUSTOMERS COME FROM ALL OVER

- 120-acre site.
- Conveniently located on Interstate 80, one mile east of the I-80/I-380 interchange.
- 45,000 cars travel past the center on I-80 each day.
- 30% of shoppers are from outside the trade area.

WE'RE TREND SETTERS

- Unique design and merchandise, which includes a mixture of traditional and big box retailers with strong drawing power for the entire family.
- An NHL regulation-size ice arena.
- A 10-screen theater with stadium seating.
- A themed children's play area.
- Iowa's only interactive Children's Museum.

OUR TRADE AREA RESIDENTS ARE AFFLUENT AND READY TO BUY

- 48% have a household income of at least \$50,000.
- 62% of those employed within the primary trade area are in Executive, Professional and Administrative occupations.
- 60% of residents have college experience.

NATIONAL RANKING FOR OUR AREA

- Iowa City area is ranked 3rd among small metropolitan areas for business by Forbes Magazine, 2005.
- Iowa City is ranked No. 1 in Iowa and among top 4 percent in the nation for "Quality of Life" by American City Business Journal, 2005.
- Iowa is ranked a favorable No. 3 in the nation on The Milken Institute "Cost of Doing Business Index", 2006.
- Iowa City is ranked No. 3 in the nation for best place to retire by Money Magazine, 2006.
- Iowa City area is ranked No. 10 of 50 "smart" cities noted for economic vitality and quality of life by Kiplinger's Personal Finance, 2006.
- The University of Iowa graduate program is ranked No. 3 among all public and private institutions nationally by U.S. News & World Report, 2006.



MALL INFORMATION

LOCATION

Cross Streets: I-80, U.S. Hwy. 965, U.S. Hwy. 6

MARKET

Iowa City, home of the University of Iowa

DESCRIPTION

Single-level, enclosed, super-regional and entertainment center

ANCHORS

Dillard's, JCPenney, Sears, Target, Younkers

TOTAL RETAIL SQUARE FOOTAGE 1,200,000

OPENED 1998

TRADE AREA PROFILE

2007 POPULATION 430,144

2012 PROJECTED POPULATION 443,064

2007 HOUSEHOLDS 174,695

2012 PROJECTED HOUSEHOLDS 181,968

2007 MEDIAN AGE 35.7

2007 AVERAGE HH INCOME \$62,758

2012 PROJECTED AVERAGE HH INCOME \$69,382

20-MILE RADIUS PROFILE

2007 POPULATION 190,435

2012 PROJECTED POPULATION 197,532

2007 HOUSEHOLDS 77,859

2012 PROJECTED HOUSEHOLDS 81,953

2007 MEDIAN AGE 32.5

2007 AVERAGE HH INCOME \$62,897

2012 PROJECTED AVERAGE HH INCOME \$69,980

DAYTIME EMPLOYMENT

3-MILE RADIUS 17,487

5-MILE RADIUS 82,296

SOURCE: CLARITAS, INC.