



Crossroads Center

Waterloo, IOWA

Key Retailers

Bath & Body Works
Buckle
Justice
Old Navy
rue21
The Children's Place
Victoria's Secret

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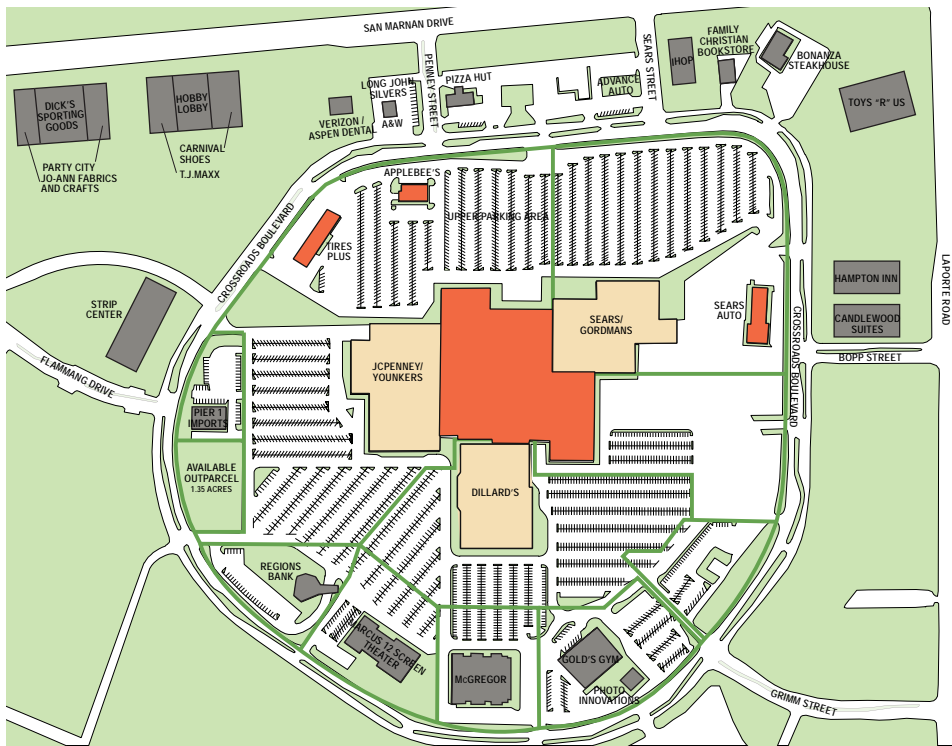
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Center at a Glance

- 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, Justice, 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 Walmart, Barnes & Noble, Bed Bath & Beyond, Hobby Lobby, T.J. Maxx, Dick's Sporting Goods, Toys"R"Us, 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



www.shopcrossroadscenter.com



Site Plan

Crossroads Center

Statistics & Demographics

Property Data		
Opening Date		1969
Renovation Date		1997, 2005
Site		71.5 acres
Parking		4,246 spaces
Total Stores		65
Levels		2
Leasable Area		
Total Mall GLA		847,100 s.f.
Mall Shops		251,730 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	123,489	216,889
Total Households	48,143	84,367
Avg. Household Income	\$59,525	\$60,401
Median Age	35 yrs.	37 yrs.
Source: DemographicsNow - 2010		

Location Map

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