

 Westdale Mall



Revitalized
Redesigned
Retail



ONLY ONE
ANCHOR
OPPORTUNITY
REMAINING

- Opportunities available at the 72-acre, \$90 MM redevelopment of Westdale Mall
- Join newly renovated anchor tenants Younkers and JCPenney and new additions: Ross Dress for Less, Shoe Dept. Encore, Burlington, and PetSmart
- Excellent soft goods and home furnishings co-tenancy in heart of SW Cedar Rapids' commercial/retail district
- Ease of access via signalized intersections from Edgewood Road and Hwy 151 (more than 50,000 vpd, combined)
- Flexible lease structures available; willing to discuss build-to-suits and ground leases
- Nearby Highway 100 Extension project (scheduled completion in 2019) is expected to transform landscape of SW Cedar Rapids, contributing as many as 30,000 new residents and thousands of new jobs to the area.



735,000 SF (GROSS) AREA IN THE DEVELOPMENT


FAST
FACT

stoddale



TRADE AREA

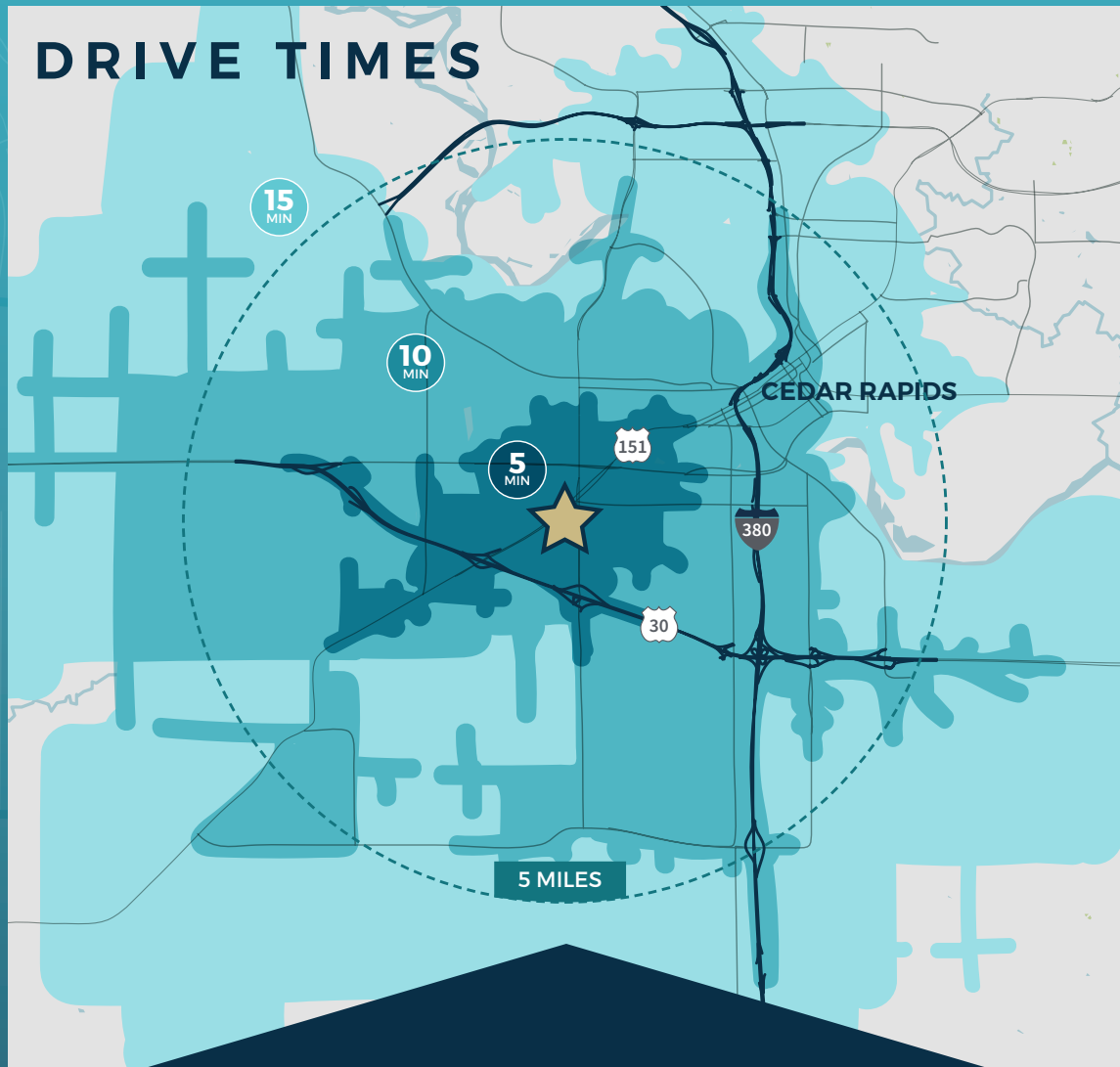


**FAST
FACT**

72 ACRE PROPERTY

\$90 MILLION INVESTED IN WESTDALE'S TRANSFORMATION

FAST
FACT



DEMOGRAPHICS

*5-MILE RADIUS

POPULATION > **93,900**

DAYTIME
POPULATION > **84,700**

AVERAGE
HOME VALUE > **\$172,000**

SITE PLAN

OPPORTUNITIES

- | | |
|------------------------------------|-----------------------|
| H 5,000 s.f. | S 13,000 s.f. |
| L1 7,000 s.f. | M1 9,400 s.f. |
| L2 7,000 s.f. | M 22,000 s.f. |
| L3 10,000 s.f. | Z 7,000 s.f. |
| X 34,000 s.f. (2 story) | AA 18,241 s.f. |
| V 2,000 s.f. | HH 7,000 s.f. |
| U 6,000 s.f. | N 10,000 s.f. |
| Y 48,000 s.f. (upper level) | O 9,500 s.f. |
| T 17,000 s.f. | DD 20,708 s.f. |



FAST FACT

64% OF WESTDALE'S DEVELOPMENT UNDER LEASE OR IN DEVELOPMENT

CEDAR RAPIDS, IA IS HOME TO 24 FORTUNE 500 COMPANIES

FAST
FACT





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