

SouthPark Mall  
4200-4500 16<sup>th</sup> St  
Moline, IL 61265



Offering Memorandum  
Suites for Lease



## Disclaimer

### Memorandum and Disclaimer

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed by the party receiving it Hawkeye Commercial Real Estate and should not be made available to any other person or entity without written consent from Hawkeye Commercial Real Estate.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Hawkeye Commercial Real Estate has not made any investigation, and makes no warranty or representation.

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## Executive Summary

SouthPark Mall is a regional shopping mall located in Moline, Illinois. Moline is part of the Quad Cities, a community on the Iowa/Illinois border encompassing Moline and Rock Island, Illinois and Davenport and Bettendorf, Iowa. The mall is located southwest of the intersection of Interstate 74 and Illinois Route 5 (John Deere Rd) at 4200 - 4500 16<sup>th</sup> Street. SouthPark Mall is one of two regional malls in the Quad Cities area, the other being NorthPark Mall in Davenport, Iowa

The owner and operator is Macerich. Dillard's, JCPenney, VonMaur, Younkers, and Dick's Sporting Goods are the anchor stores for this mall. The one-level mall has over 60 stores and a gross leasable area of 825,000 square feet.

Macerich is a self-managed Real Estate Investment Trust headquartered in Santa Monica, California. It is the third-largest owner and operator of shopping centers in the United States.



	1 Mile	3 Miles	5 Miles
Demographics	3,329	54,238	122,742
Population	1,506	23,650	52,412
Households	\$47,467	\$50,397	\$47,039
Med HH Income	\$64,800	\$68,788	\$65,903
Avg HH Income			







**MARVELS ON THE MISSISSIPPI™**



The Quad Cities is a region of four counties in northwest Illinois and southeastern Iowa. The urban core consists of five principal cities: Davenport and Bettendorf in Iowa, and Rock Island, Moline and East Moline in Illinois. The region brings you all the excitement of a big city with all the hospitality of a small town. Our award-winning museums and cultural centers, internationally-recognized festivals, beautiful riverfront, scrumptious dining and vibrant nightlife will ensure that you always have something to do when you come visit, whether it be with your family, business associates, or group tours. Each of the five main cities offers the region a unique twist on Quad Cities life, so we invite you to take a closer look at what each city has to offer.

These cities are the center of the Quad Cities Metropolitan Area, which has a population of more than 383,780 people and a Combined Statistical Area (CSA) population of roughly 475,000 people, making it the 90<sup>th</sup> largest CSA in the nation.

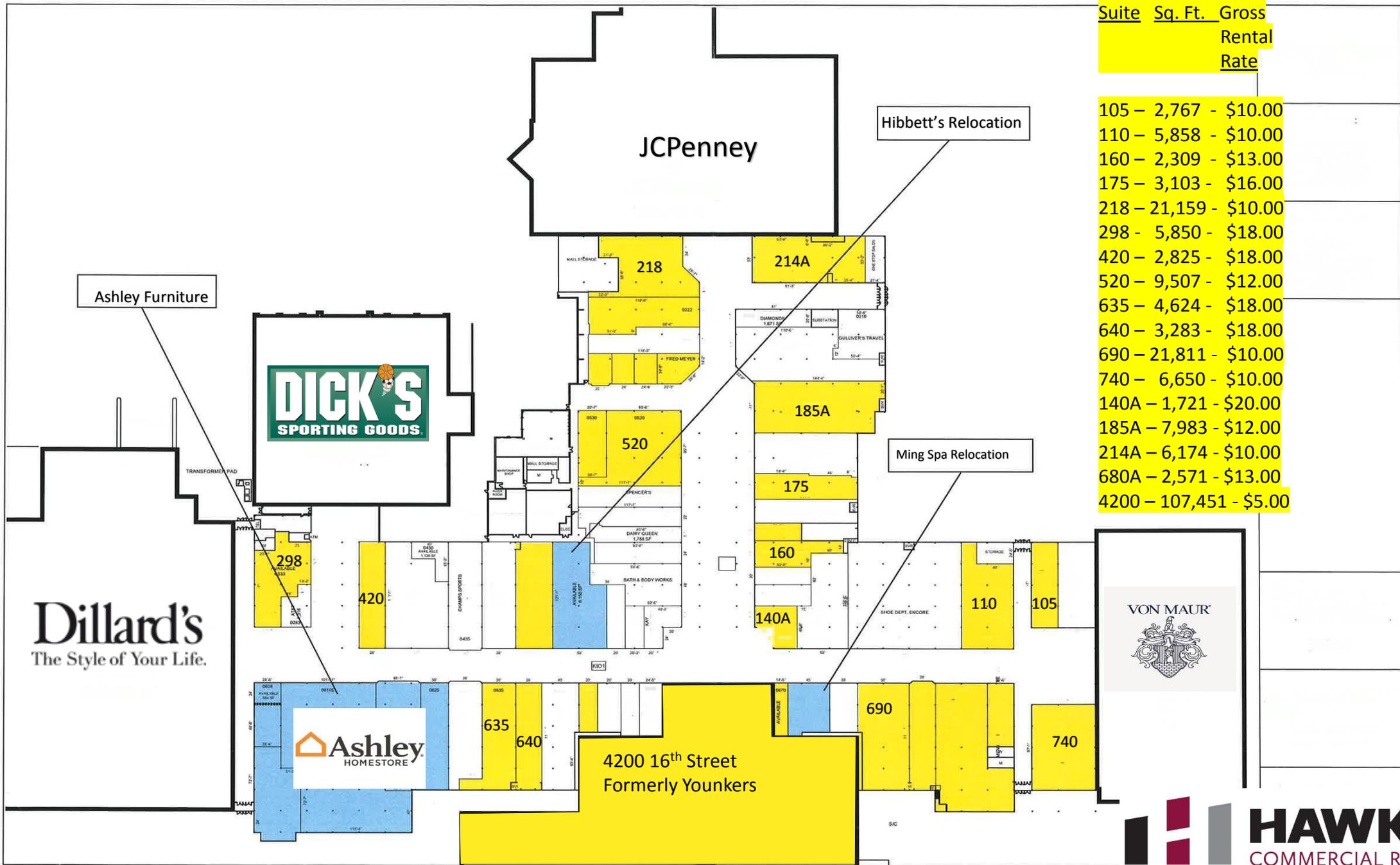
Four interstate highways serve the Quad Cities: Interstate 80, Interstate 280, Interstate 74 serve both states while Interstate 88 serves just Illinois. United States highways include U.S. Route 6 and U.S. Route 67 which run through both Iowa and Illinois, while U.S. Route 61 serves just Iowa and U.S. Route 150 serves just Illinois. The Quad Cities are served by the Quad City International Airport, Illinois' third-busiest airport, located in Moline. The airport is marketed as a regional alternative to the larger airports in Chicago, nearly 200 miles away. The smaller Davenport Municipal Airport is the home of the Quad City Air Show.

### **Rock Island Arsenal**

A U.S. Army installation originally established in 1862, the Arsenal has been active in every U.S. military deployment from the Civil War up through Operation Iraqi Freedom. Today, the island houses a number of historical attractions including the second oldest U.S. Army museum, an old prison barracks, and a unique railroad bridge that is only one of two in the world that can swing open 360 degrees. Visitors should keep in mind that the Arsenal is an active United States military base, and you must have a passport or state-issued photo ID to enter.

[www.visitquadcities.com](http://www.visitquadcities.com)

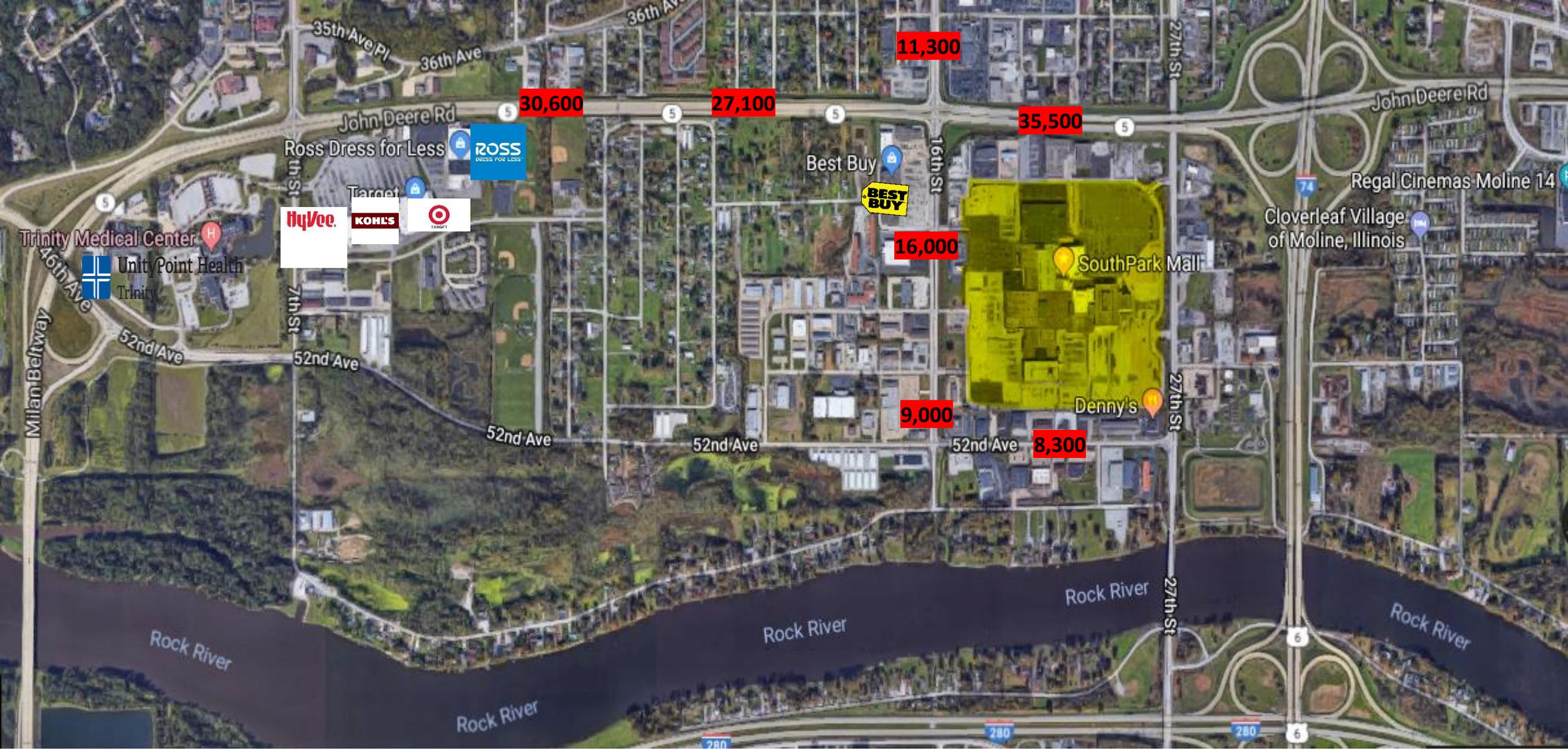




Suite Sq. Ft. Gross Rental Rate

105	2,767	\$10.00
110	5,858	\$10.00
160	2,309	\$13.00
175	3,103	\$16.00
218	21,159	\$10.00
298	5,850	\$18.00
420	2,825	\$18.00
520	9,507	\$12.00
635	4,624	\$18.00
640	3,283	\$18.00
690	21,811	\$10.00
740	6,650	\$10.00
140A	1,721	\$20.00
185A	7,983	\$12.00
214A	6,174	\$10.00
680A	2,571	\$13.00
4200	107,451	\$5.00





= Average Daily Traffic Volume