

PLAZA 20 SHOPPING CENTER RETAIL FOR LEASE

2600 Dodge Street | Dubuque, Iowa



OVERVIEW

Located at the junction of Iowa, Illinois and Wisconsin, Dubuque serves as the main commercial, industrial, educational, and cultural center for the Tri-State Area. Dubuque is a major tourist destination due to the city's unique architecture and river location. Dubuque is home to several institutions of higher education, making it a center for culture and learning.

Plaza 20 is conveniently located just east of Kennedy Mall and across from the University of Dubuque (2,100 students), with easy access from Highway 20/Dodge Street. 32,000 vehicles pass by the site per day.

- ~ 20,000 SF former JoAnn available
- ~ Tenant improvement allowance available for qualified tenant

FOR MORE INFORMATION:

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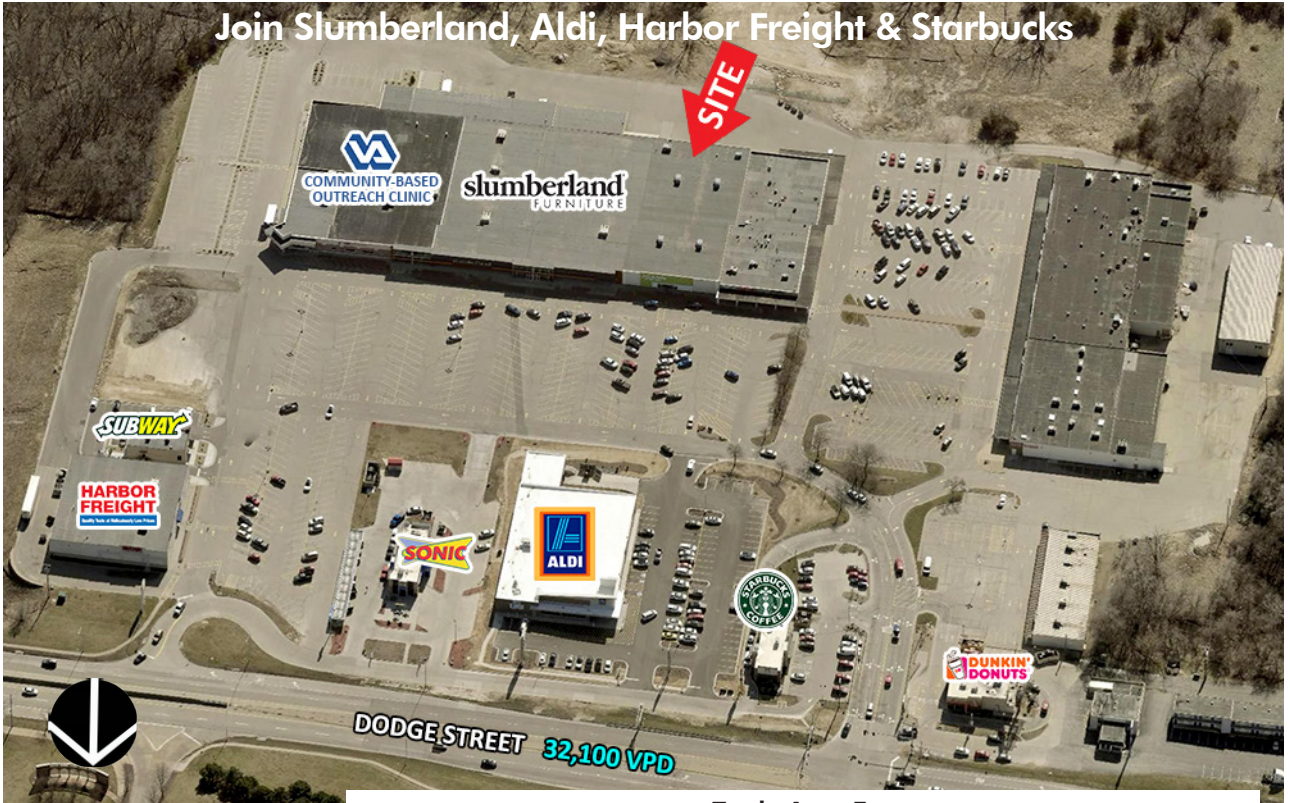


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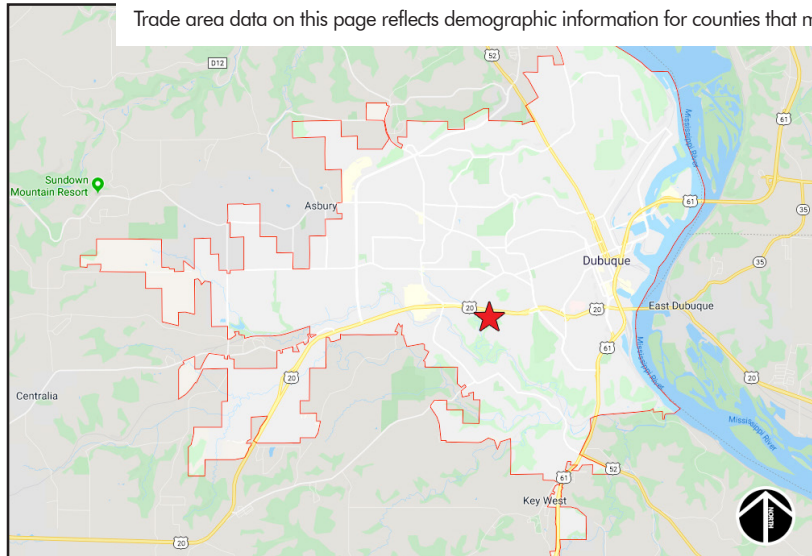
Join Slumberland, Aldi, Harbor Freight & Starbucks



Trade Area Facts

Trade Area Population	347,090	Average Income	\$91,154
Number of Households	143,701	Median Age	42.5

Trade area data on this page reflects demographic information for counties that make up our trade area.



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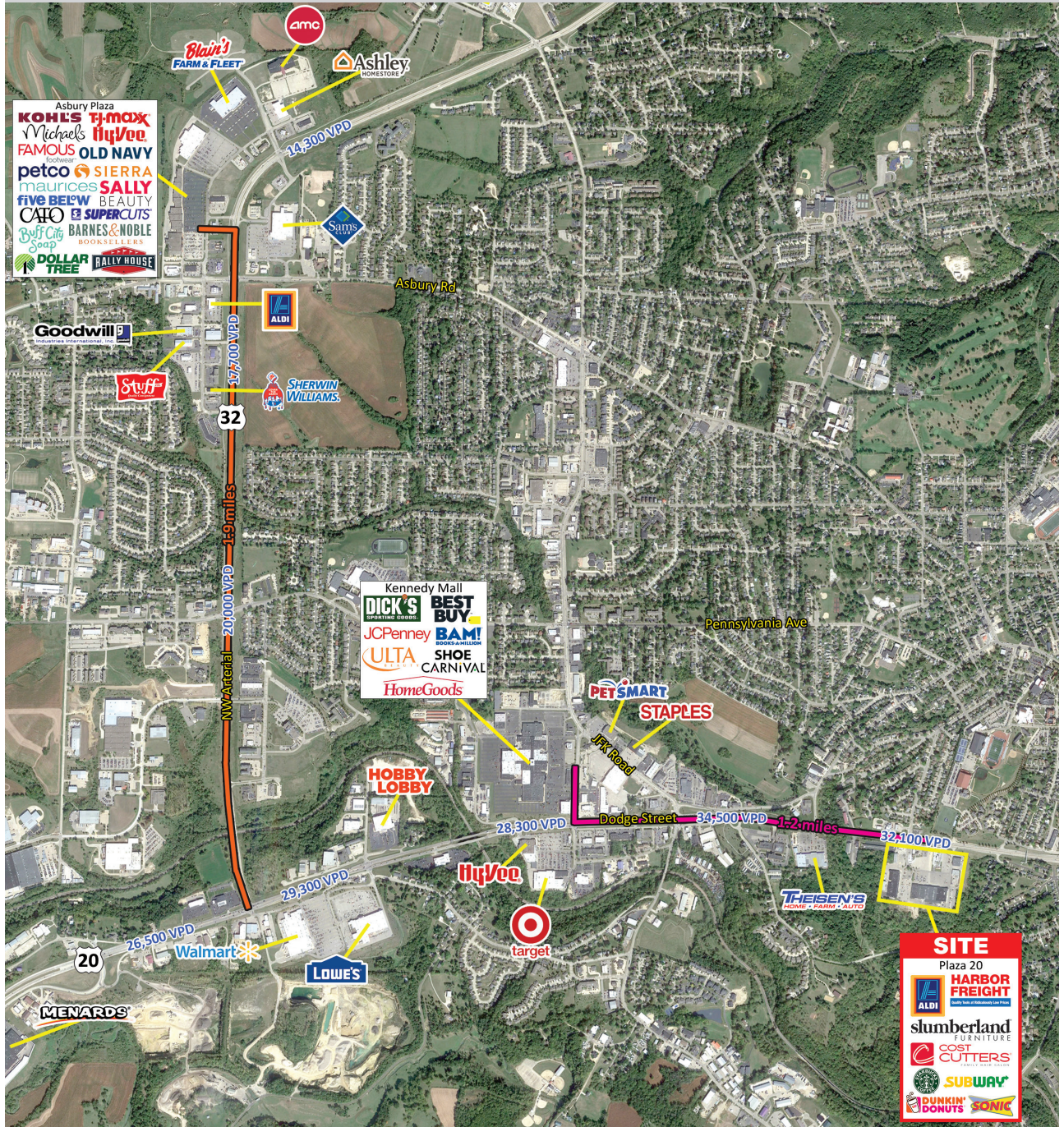


Dubuque, Iowa

Dubuque, Iowa's first city, was founded in 1788. It overlooks the rocky bluffs of the Mississippi River around 150 miles west of Chicago. More than one million tourists visit Dubuque annually to ride the riverboats, learn the history, and see the sights. Dubuque is also home to the state of Iowa's first K-Mart (now Plaza 20 Shopping Center) and Target as well as Kennedy Mall, the state's first climate-controlled shopping center that still remains a vibrant shopping area.

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