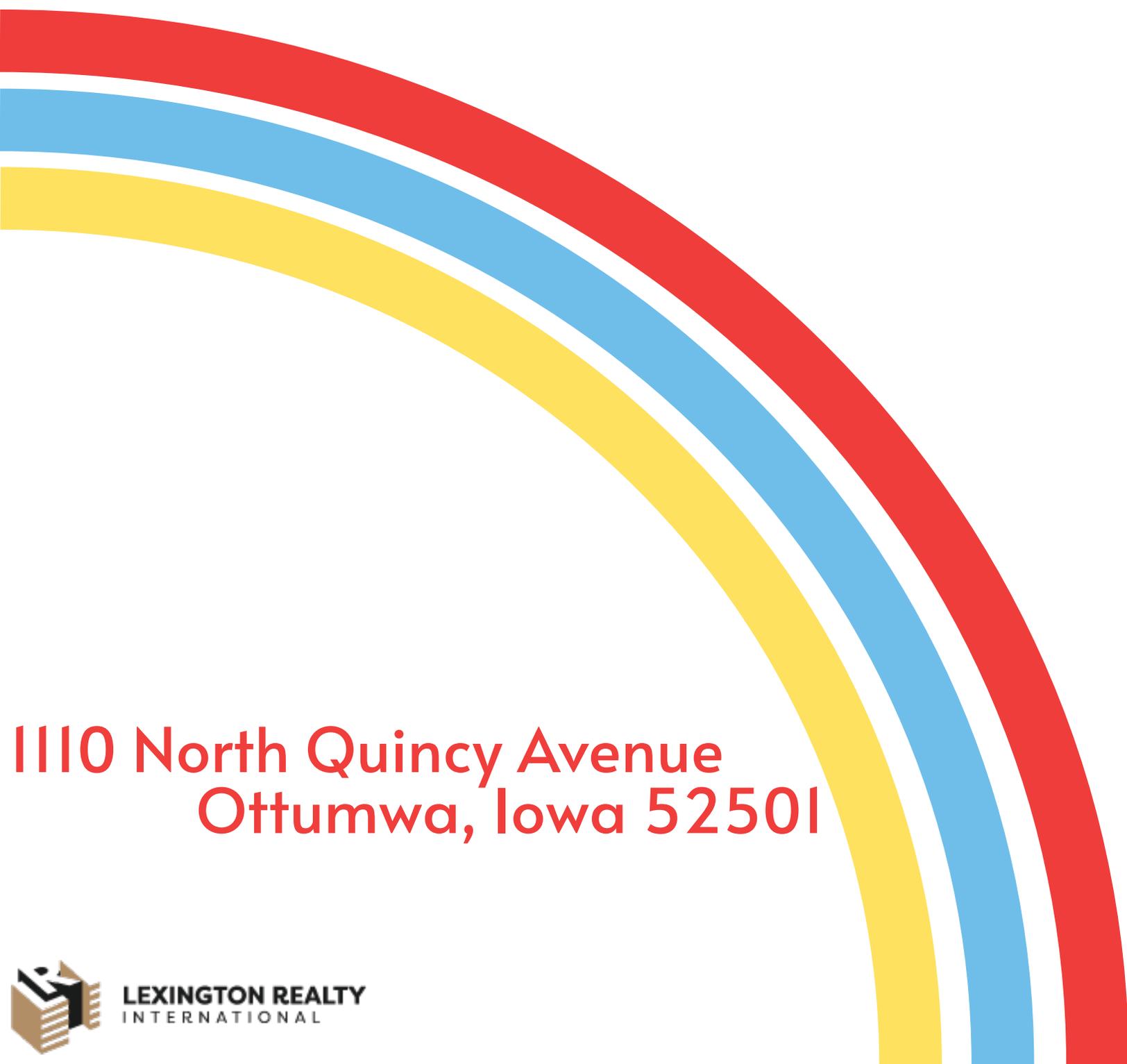


# Quincy Place



1110 North Quincy Avenue  
Ottumwa, Iowa 52501



**LEXINGTON REALTY**  
INTERNATIONAL

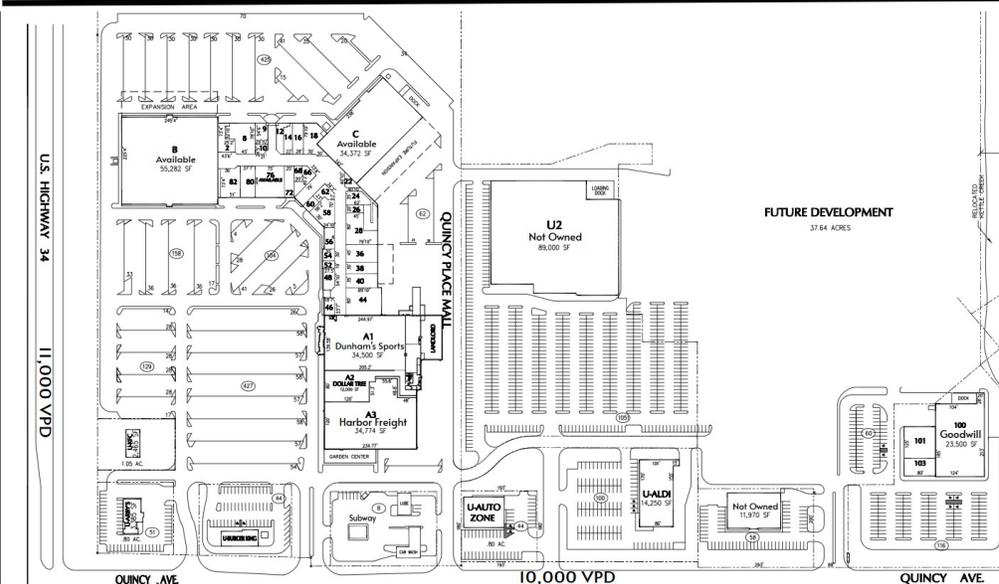


## Quincy Place Mall Overview

Located 84 miles southeast of Des Moines, Iowa, Quincy Place Mall is located at the intersection of US Highway 34 and Quincy Avenue in Ottumwa, Iowa. Quincy Place Mall is the dominant retail center in a trade area encompassing more than 43,165 predominantly rural residents drawn by anchor tenants Dunham's Sports, Dollar Tree, and Harbor Freight. Major employers in the trade area include John Deere and JBS USA Pork (employs 2,400). Ottumwa is also home to Indian Hills Community College which has an enrollment of 3,236 students.

For more information about Ottumwa, see page 5.

## Site Plan



## Tenants

| #          | Name                    | S.F.   |
|------------|-------------------------|--------|
| Ste. B     | Available               | 55,282 |
| Ste. C     | Available               | 34,372 |
| Ste. A1    | Dunham's Sports         | 34,500 |
| Ste. A2    | Dollar Tree             | 12,000 |
| Ste. A3    | Harbor Freight          | 35,422 |
| Ste. U3    | ALDI                    | 14,250 |
| Ste. 100   | Goodwill                | 23,500 |
| Ste. 101   | Gilworth Furniture      | 6,350  |
| Ste. 103   | Anytime Fitness         | 3,600  |
| Ste. 8     | Available               | 5,000  |
| Ste. 2     | Available               | 2,279  |
| Ste. 10    | Ashby's                 | 706    |
| Ste. 9     | Available               | 1,600  |
| Ste. 12-14 | Old School Pinball      | 3,663  |
| Ste. 16-18 | Urban Assault Laser Tag | 5,693  |
| Ste. 22    | Available               | 638    |
| Ste. 24    | Available               | 1,558  |
| Ste. 26    | Classic Cuts            | 900    |
| Ste. 28    | MJ's Dragon Den         | 5,000  |
| Ste. 36    | T-Rex Mini Golf         | 3,592  |
| Ste. 38    | Available               | 2,395  |
| Ste. 40    | Available               | 2,794  |
| Ste. 44    | Frensenius Medical Care | 7,197  |
| Ste. 46    | Available               | 686    |
| Ste. 48    | Available               | 1,490  |
| Ste. 52    | Available               | 570    |
| Ste. 54    | Available               | 895    |
| Ste. 56-60 | Bubba Q's               | 5,703  |
| Ste. 62    | Available               | 1,401  |
| Ste. 66    | Gardner-Collier Jewelry | 1,825  |
| Ste. 68    | Cramers Arcade          | 803    |
| Ste. 72    | AZK Thrift Store        | 1,996  |
| Ste. 76    | Available               | 4,480  |
| Ste. 80    | Theodore Dance Academy  | 3,000  |
| Ste. 82    | Available               | 3,811  |

**For leasing information, contact:**

Sol Reichenberg, Director of Leasing  
 Lexington Realty International, LLC  
 911 East County Line Rd.  
 Lakewood, NJ 08701  
 Phone: 732.415.6884  
 Email: sol@lexingtonco.com

# Statistics and Demographics

| Trade area               | 1 mile   | 3 miles  | 5 miles  |
|--------------------------|----------|----------|----------|
| Population               | 2,983    | 24,300   | 27,966   |
| Total households         | 1,360    | 10,223   | 11,665   |
| Average household income | \$43,691 | \$50,661 | \$52,627 |
| Median age               | 38.7     | 39.3     | 40.1     |

## Leasable Area

|                        |         |
|------------------------|---------|
| <b>Total SF</b>        | 288,951 |
| <b>SF Available</b>    | 133,765 |
| <b>Anchors (Total)</b> | 5       |
| Dunham's Sports        | 34,500  |
| Dollar Tree            | 12,000  |
| Harbor Freight         | 35,422  |
| ALDI                   | 14,250  |
| Goodwill               | 23,500  |

| Property information |       |
|----------------------|-------|
| Opening date         | 1990  |
| Levels               | 1     |
| Acres                | 27.6  |
| # of Parking Spaces  | 1,400 |

ANCHORS

**Dunham's**  
SPORTS®

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

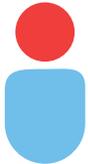


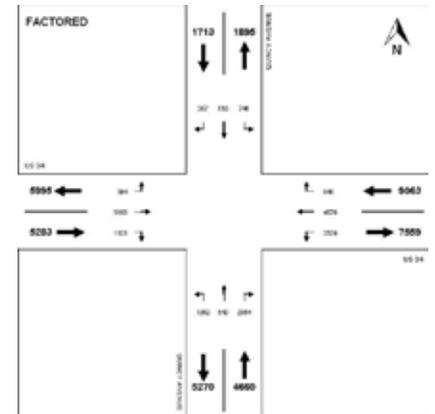
**DOLLAR TREE**



# Quincy Place

## By the Numbers

 Estimated Average Monthly Visitor Count  
130,000



 Average VPD Count  
9,930 (Quincy Ave)  
16,622 (US 34)

 Average base rent (/SF, /month)  
\$3

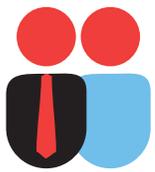
 Current Number of Tenants  
19

 Gross Leasable Area  
133,765 SF



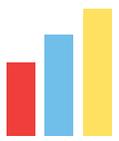
[ CITY OF ]  
OTTUMWA

# By the Numbers



Population

25,648



Projected Population Increase (2022-2027)

3.3%



Trade Area Radius

50 miles



Trade Area Population

43,165



Median Household Income

\$50,554

# Quincy Place

1110 North Quincy Avenue  
Ottumwa, Iowa 52501

For leasing information, contact:

Sol Reichenberg, director of leasing  
732-415-6884

For other inquiries, contact:

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