

WARREN PLAZA

3500 Dodge Street, Dubuque, IA 52003



PROPERTY HIGHLIGHTS

- Under new ownership with facade remodel recently completed
- Heavily trafficked center with Hy-Vee drawing an average of 25,000+ customers per week
- Market-dominant center dual-anchored by Hy-Vee, the market's top grocer, and the only Target within a 70 mile radius

PROPERTY DETAILS

- Center Size: 96,310 sf
- Retailers include: Hy-Vee, Target, Chick-fil-A, Supercuts, Great Dragon Restaurant, Check into Cash, Miracle Ear, The UPS Store, One Main Financial, Shopko Optical

Demographics	1 mile	3 mile	5 mile
Population	6,278	50,633	74,546
Avg HH Income	\$69,898	\$78,908	\$78,353



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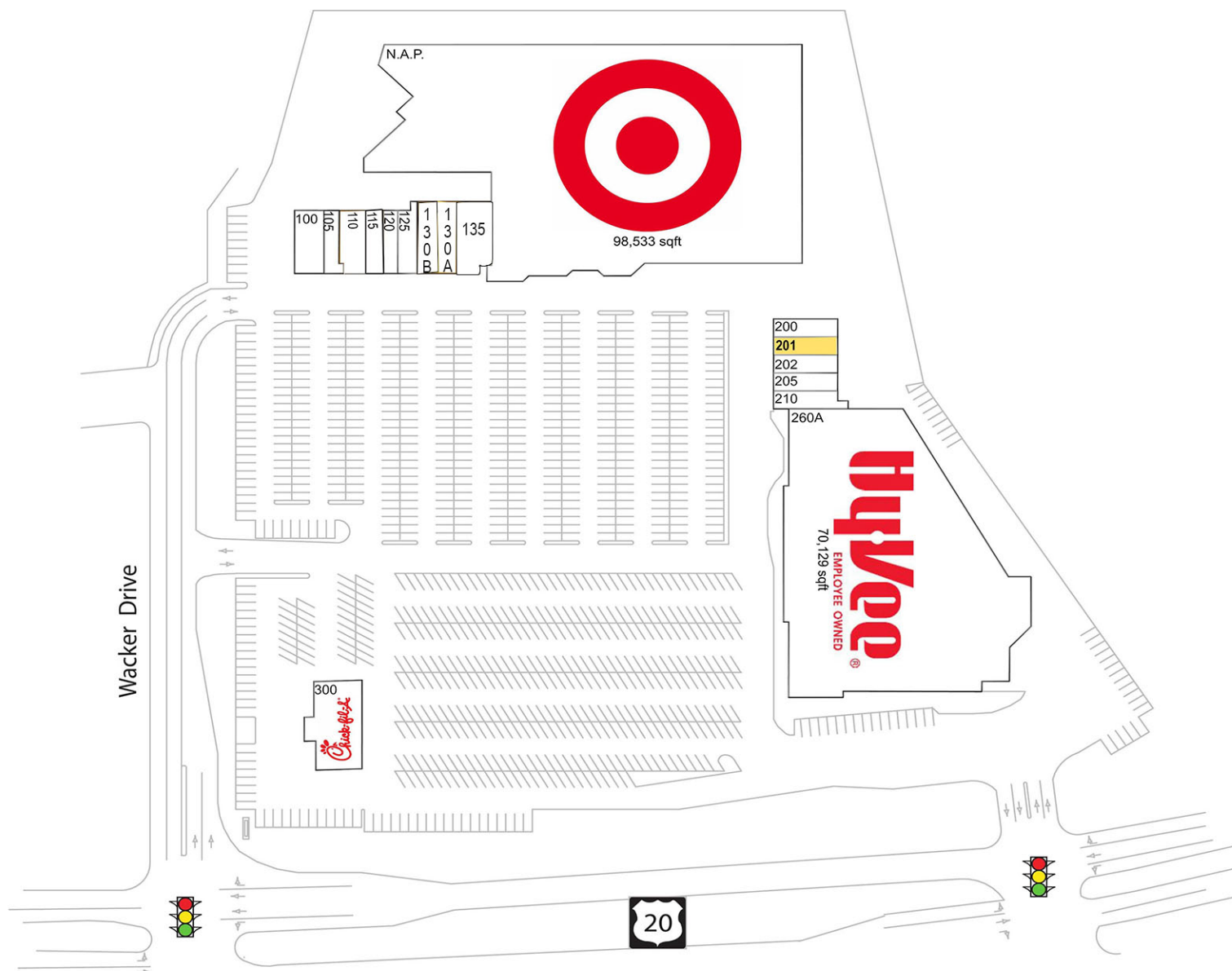
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Group

WARREN PLAZA

3500 Dodge Street, Dubuque, IA 52003



CENTER SIZE 96,310 SF

AVAILABLE SPACE

201 1,300 sf

CURRENT RETAILERS

100	Tips & Toes	2,045 sf
105	Miracle Ear	1,105 sf
110	Shoptikal	2,050 sf
115	Suppz	1,100 sf
120	Supercuts	1,050 sf
125	Great Dragon Restaurant	1,400 sf
130A	Jersey Mike's Subs	1,600 sf
130B	Smoothie King	1,600 sf
135	Grand River Medical Group	2,760 sf
200	Video Games, Etc.	1,300 sf
202	Betty Jane Homemade Candy	1,300 sf
205	The UPS Store	1,300 sf
210	OneMain Financial	1,300 sf
260A	Hy-Vee	70,129 sf
300	Chick-fil-A	0 sf
	Target	0 sf

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