



**SIZE**

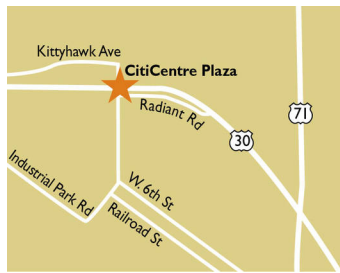
63,518 square feet

**DEMOGRAPHICS**

	1 mile	3 mile	5 mile
<b>Population</b>	5,692	10,916	11,558
<b>Households</b>	2,455	4,706	4,967
<b>Median HH Income (\$)</b>	56,725	61,971	63,525

**MAJOR TENANT(S)**

Hy-Vee



**LOCATION**

905 US Highway 30 | Carroll, IA 51401

**PROPERTY HIGHLIGHTS**

- Anchored by Hy-Vee Supermarket, the number one grocer in Iowa, and shadow-anchored by Bomgaars, a regional ranch and farm retail store
- 30,000+ shoppers at the center each week
- Over 10,900 residents in the three-mile trade area with an average household income over \$80,400

**LEASING CONTACT**

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**MORE INFO**

www.phillipsedison.com



# CITICENTRE PLAZA

905 US Highway 30 | Carroll, IA 51401

SPACE	TENANT	SQ. FT.
SHAD I	Bomgaar's	
801	AVAILABLE	3,000 SF
803	CitiCentre Tobacco	1,748 SF
805	Shoe Sensation	6,600 SF
811	Fashion Nails and Spa	1,200 SF
813	Miracle-Ear	1,200 SF
815	Domino's	1,157 SF
821	Abelardo's	3,000 SF
905	Hy-Vee	45,613 SF
<b>TOTAL SQ. FT.</b>		<b>63,518</b>

**SITE LEGEND**

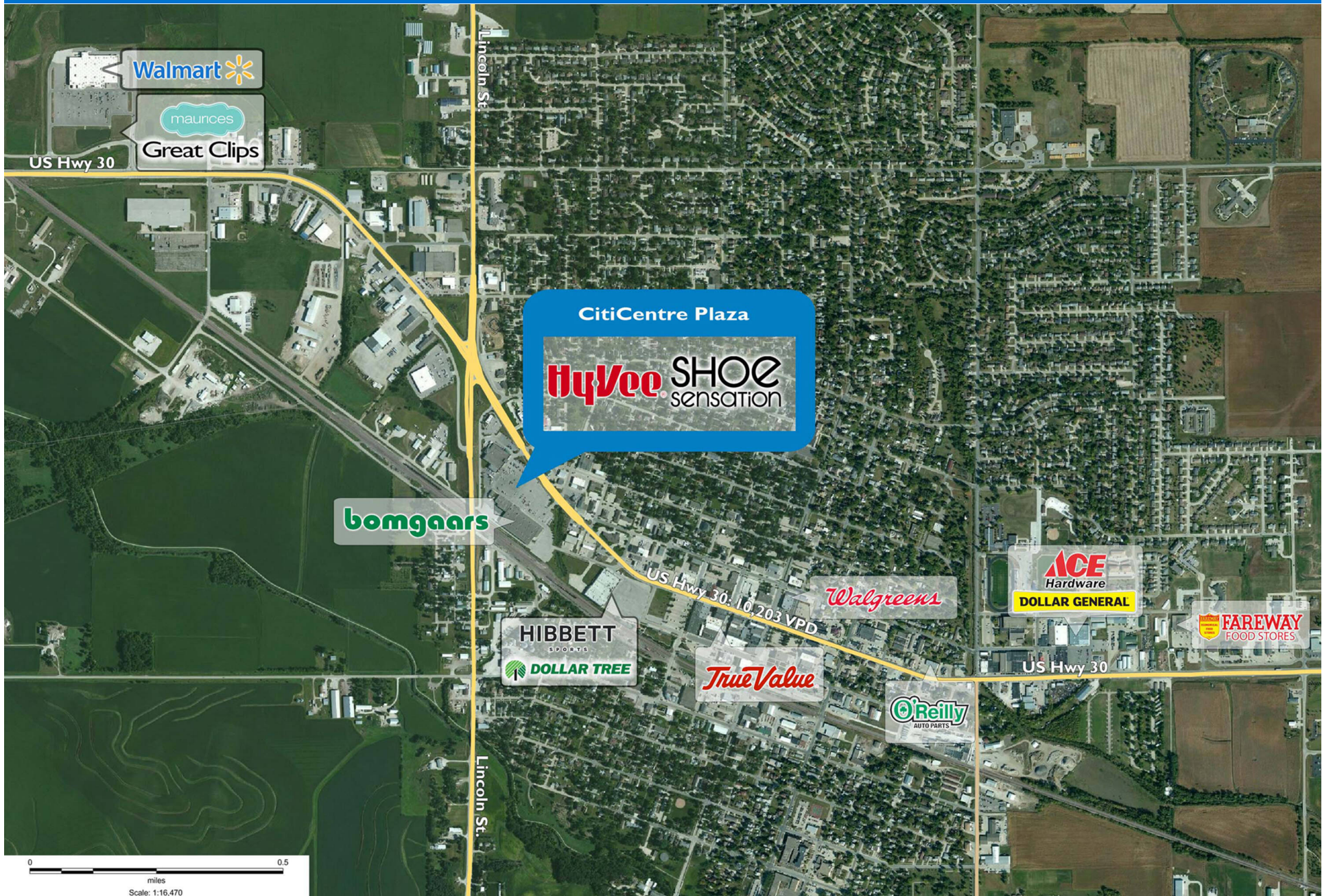
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# CITICENTRE PLAZA

905 US Highway 30 | Carroll, IA 51401



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.070089

Longitude: -94.877373

Citi Centre Plaza Carroll, IA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,692	10,916	11,558
	2028 Projected Population	5,439	10,452	11,069
	2010 Census Population	5,586	10,578	11,226
	2000 Census Population	5,832	10,567	11,273
	1990 Census Population	5,980	10,068	10,817
	Historical Annual Growth 1990 to 2000	-0.25%	0.49%	0.41%
	Historical Annual Growth 2000 to 2010	-0.43%	0.01%	-0.04%
	Estimated Annual Growth 2010 to 2023	0.14%	0.23%	0.21%
	Projected Annual Growth 2023 to 2028	-0.91%	-0.86%	-0.86%
	Median Age	40.3	42.6	42.8
Households	Q4 2023 Estimated Households	2,455	4,706	4,967
	2028 Projected Households	2,344	4,501	4,750
	2010 Census Households	2,414	4,521	4,769
	2000 Census Households	2,436	4,333	4,580
	1990 Census Households	2,335	3,822	4,072
	Historical Annual Growth 1990 to 2000	0.43%	1.26%	1.18%
	Historical Annual Growth 2000 to 2010	-0.09%	0.43%	0.41%
	Estimated Annual Growth 2010 to 2023	0.12%	0.29%	0.29%
	Projected Annual Growth 2023 to 2028	-0.92%	-0.89%	-0.89%
	Population per Household	2.25	2.24	2.25
Population by Race	White	90.6%	91.5%	91.7%
	Black or African American	2.0%	2.0%	1.9%
	Asian & Pacific Islander	0.5%	0.6%	0.5%
	Other Races	1.8%	1.9%	1.9%
	Hispanic Population	5.1%	4.0%	3.9%
Income	Average Household Income	\$78,655	\$80,456	\$81,469
	Median Household Income	\$56,725	\$61,971	\$63,525
	Per Capita Income	\$34,785	\$35,743	\$36,005
Education (Age 25+)	Elementary	2.2%	2.3%	2.4%
	Some High School	3.3%	2.9%	2.9%
	High School Graduate	37.2%	33.8%	34.5%
	Some College	22.8%	22.6%	22.3%
	Associates Degree Only	13.6%	14.3%	14.2%
	Bachelors Degree Only	14.8%	17.2%	17.1%
	Graduate Degree	6.0%	6.9%	6.6%
Business	Number of Businesses	373	560	584
	Total Number of Employees	4,438	6,666	6,958
	Employees per Business	11.90	11.91	11.91
	Residential Population per Business	15.27	19.50	19.79

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.