

For Lease

Retail Property

| Negotiable



Southern Hills Mall

4400 Sergeant Rd, Sioux City, IA 51106

For Lease

Retail Property

| Negotiable

PROPERTY NAME: Southern Hills Mall

PROPERTY ADDRESS: 4400 Sergeant Rd
Sioux City, IA 51106

PROPERTY TYPE: Retail

APN: 884707451002

LOT SIZE: 30.21 Acres

BUILDING SIZE: 774,024 SF

ZONING: GC

YEAR BUILT: 1979

YEAR RENOVATED: 2007

TRAFFIC COUNT: 33,000

TRAFFIC COUNT STREET: US 20 / US 75



Brokers are now protected at the mall! Let's get creative and bring fresh ideas, such as entertainment venues, sports concepts, restaurants, bars, mixed uses, etc. Put a new branded storefront on the outside w/ access to the inside. We're open to anything that will draw shoppers.

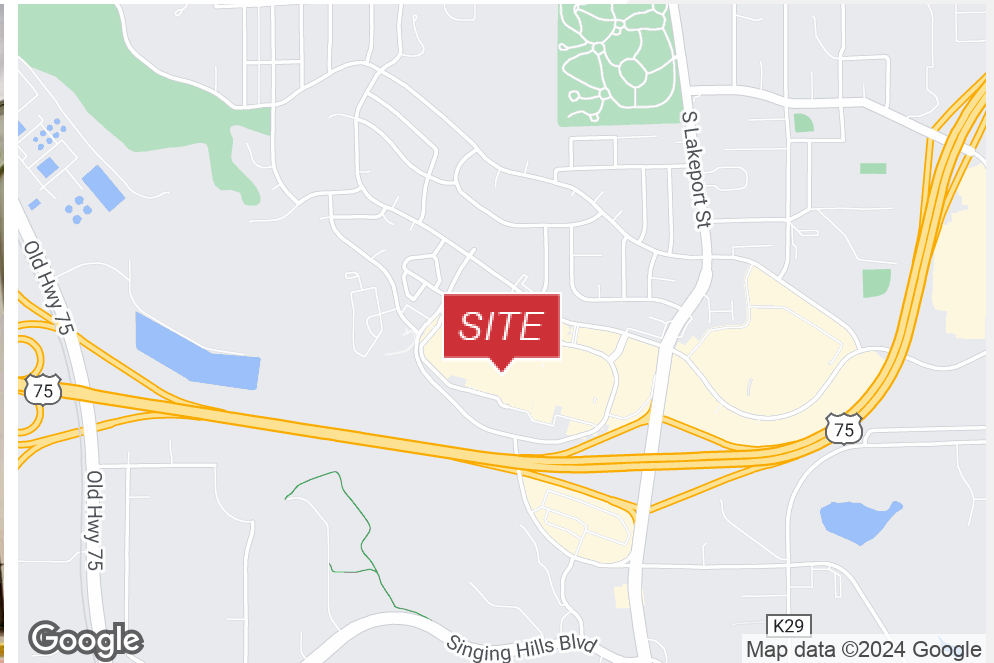
As the only enclosed regional shopping center within a 90-mile radius, Southern Hills Mall serves the growing 250,000+ trade market area covering northwest Iowa, northeastern Nebraska, and southeastern South Dakota. The 168,000 population Sioux City IA-NE-SD MSA serves Woodbury, Plymouth, and Monona Counties in Iowa; Thurston and Dakota Counties in Nebraska; and Union County in South Dakota. Sioux City is the 4th largest city in the state of Iowa, and the market consistently ranks as one of the top small markets for economic development.

Major employers in the area with over 1,000 employees each include Seaboard Triumph Foods, Mercy One, Tyson Fresh Meats, Wells Enterprises, Central Valley Ag, Unity Point Health, and Sioux City Schools.

For Lease

Retail Property

| Negotiable



Location Overview

Located at the junction of US 75 and US 20, the primary commercial intersection in Sioux City

Property Highlights

- ANCHORS: AMC Theatres, Barnes & Noble, JCPenney, Scheels
- KEY RETAILERS: Over 100 specialty stores and services including American Eagle, Bath & Body Works, Eddie Bauer, Hollister Co., Finish Line, Francesca's, Journeys, Kay Jewelers, Victoria's Secret, and Bohme.
- DINING/RESTAURANT: Red Lobster, Chick-fil-A, Iron Hill Bar & Grill and more
- WHAT'S NEW: A completely remodeled AMC Theatres Southern Hills 12, along with new tenants that include Torrid, The Fix, and Kitchen Dressings.

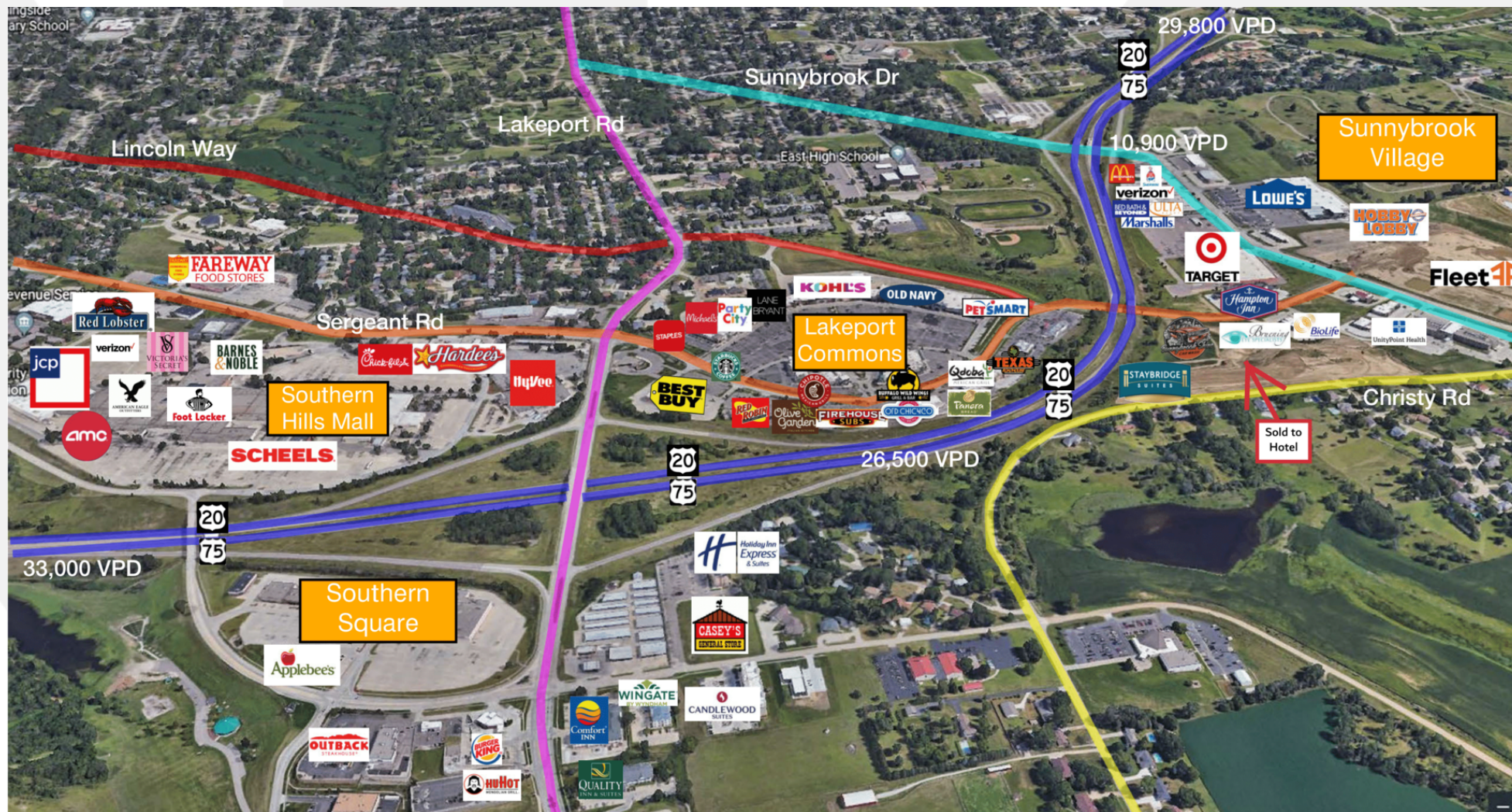
Additional Photos



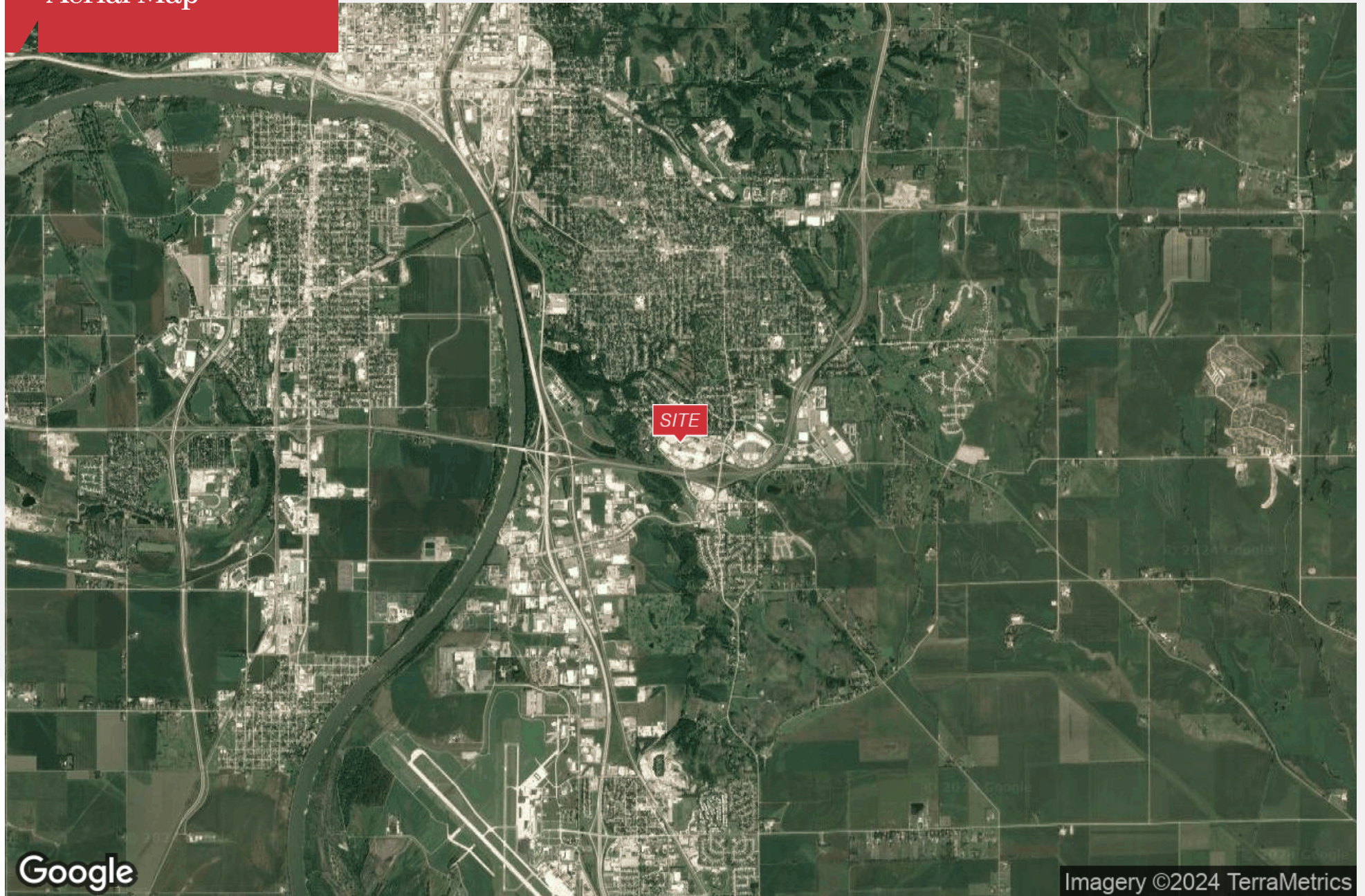
Additional Photos



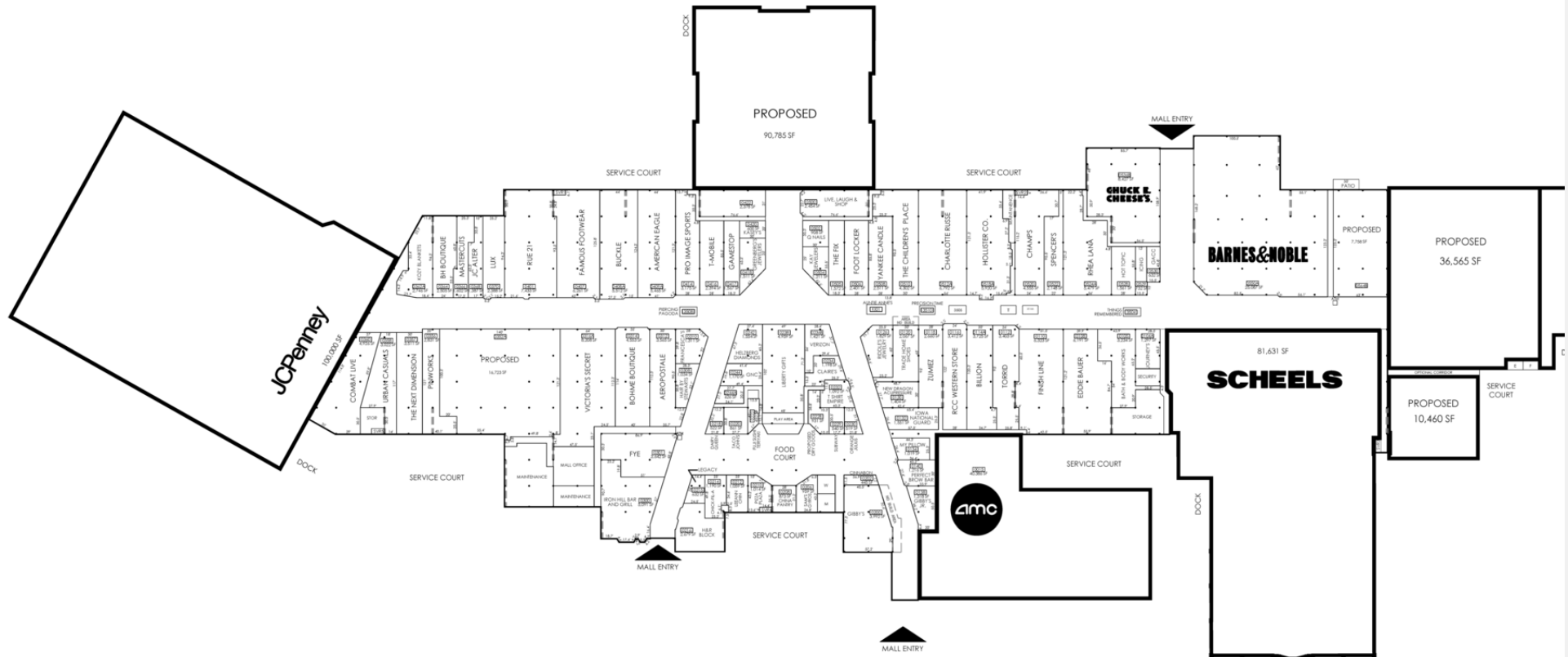
Retail Ground Zero



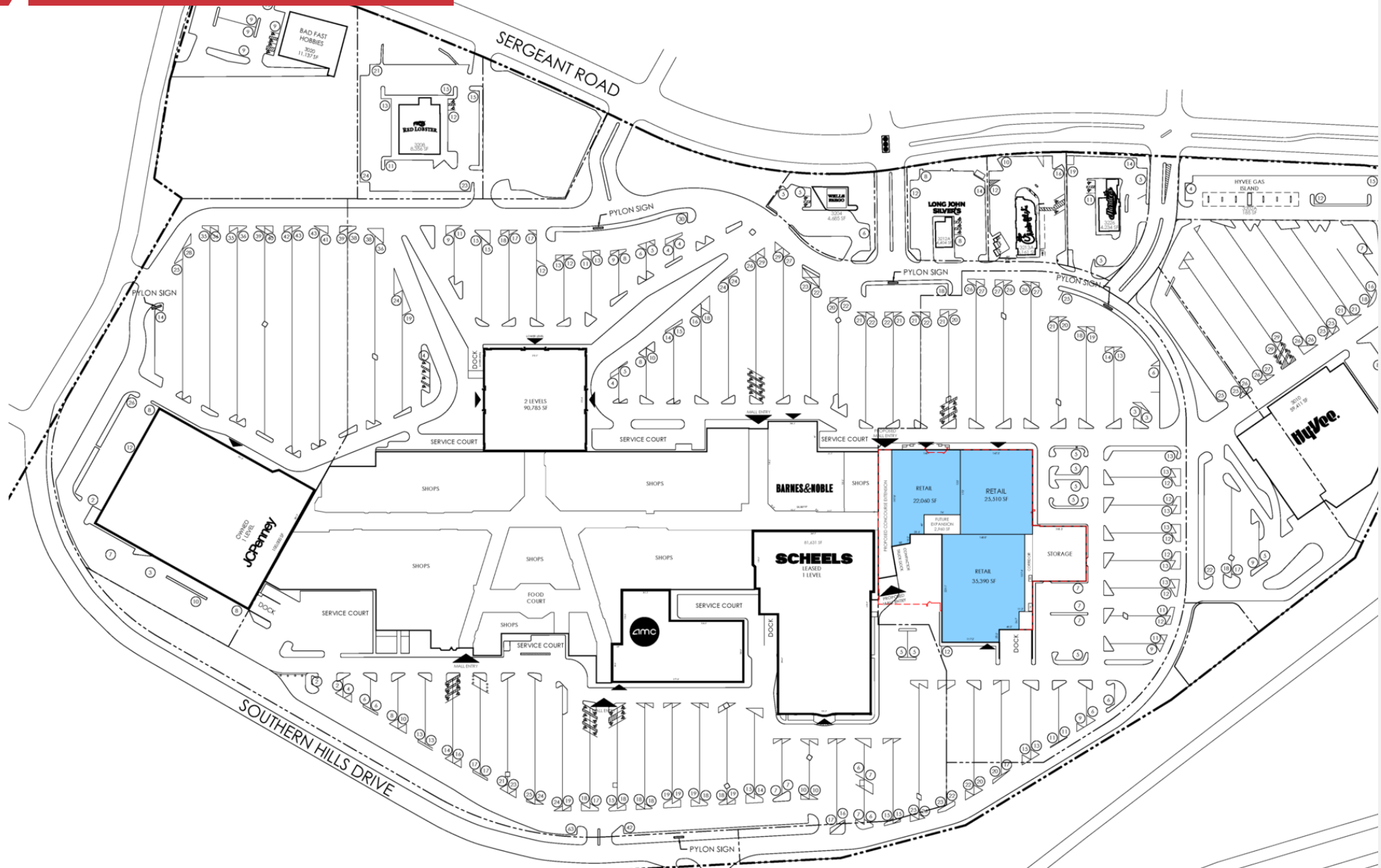
Aerial Map



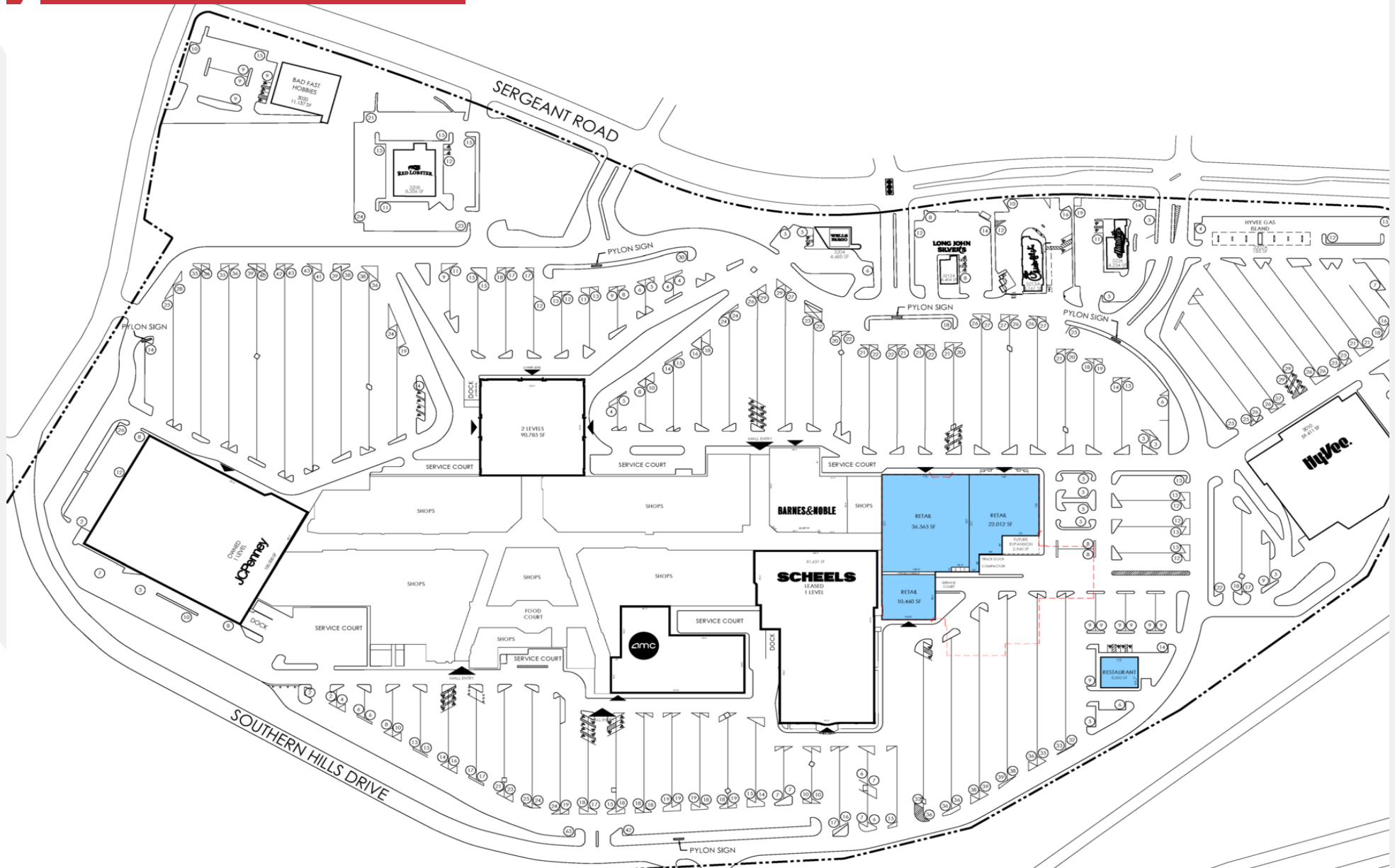
Tenant Map



East End Concept 1



East End Concept 2



BY THE NUMBERS:

300M

Annual Guests

3000

Unique Events



700K

Email Subscribers



21M+

Emails Sent



160+

Social Media Accounts



85M

Social Impressions



41K

Average
Monthly Property Reach



72K

Reviews



13.6M

Property Page Views



46%

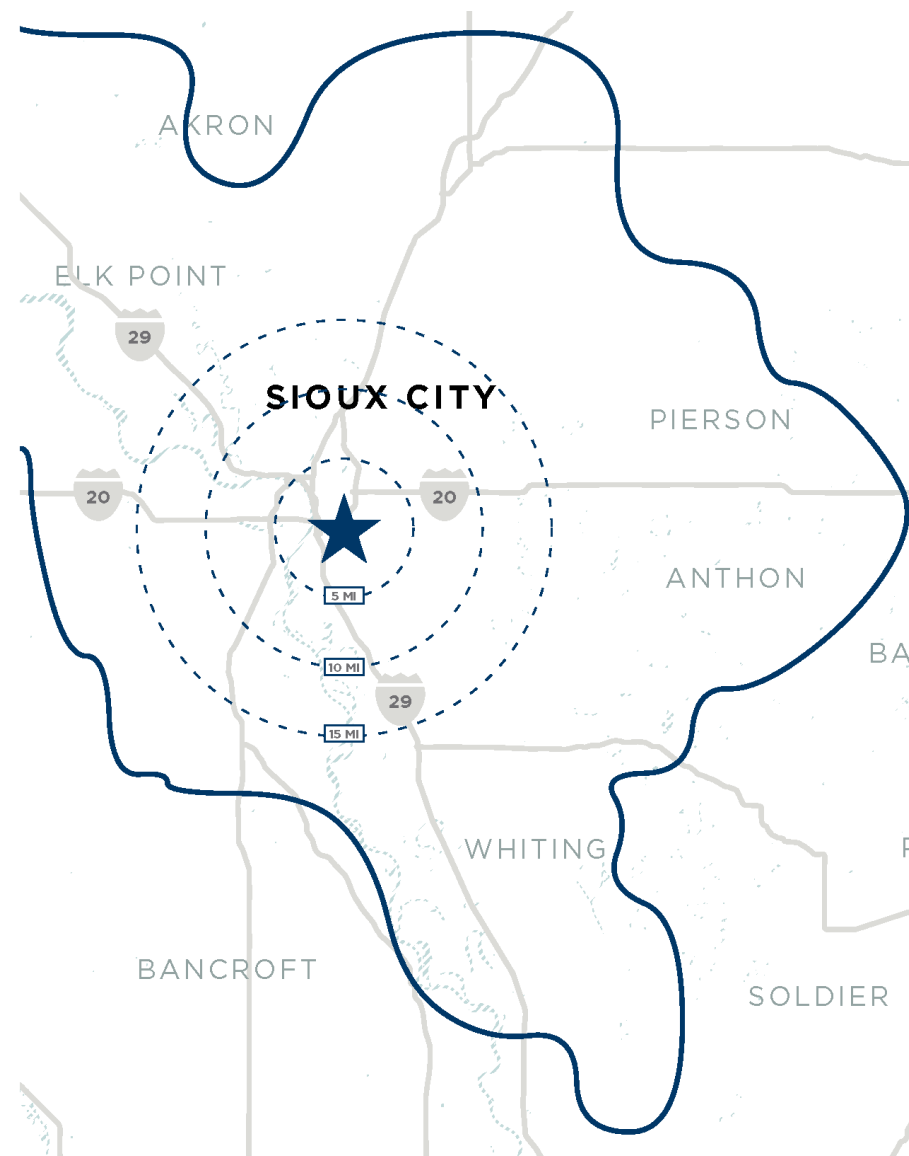
5 Star Reviews



80%

Mobile Users

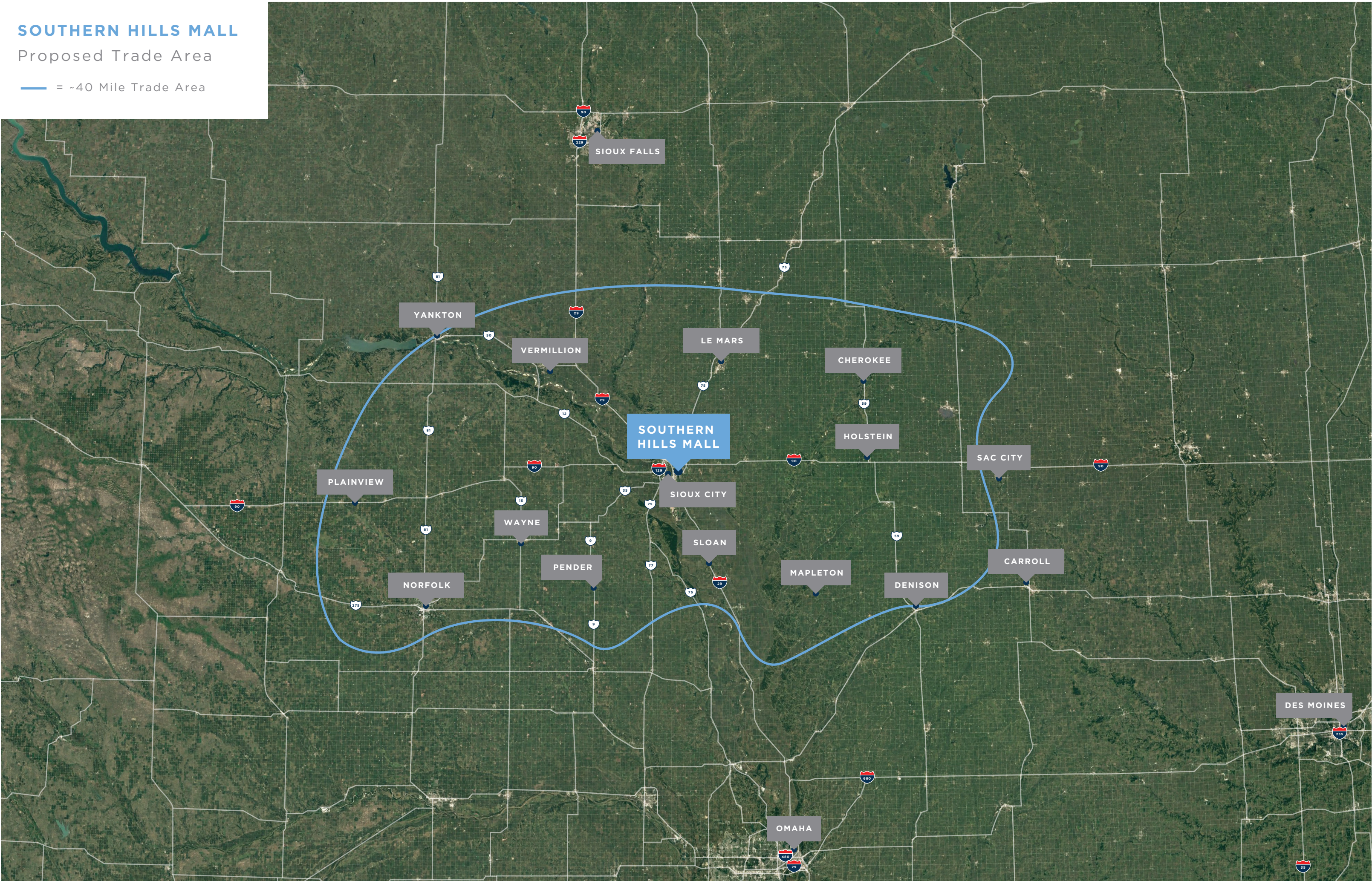
Note: 2018 Portfolio-Wide Data



SOUTHERN HILLS MALL

Proposed Trade Area

— = ~40 Mile Trade Area



Complete Demographic Comparison Report

Date: June 11, 2020

**WASHINGTON
PRIME GROUP**

SHM revised trade area 1

2019A Demographics:	
Q2 2019 Employees	174,927
Q2 2019 Establishments*	14,196
Total Population	347,443
Total Households	135,597
Female Population	174,160
% Female	50.1%
Male Population	173,283
% Male	49.9%
Population Density (per Sq. Mi.)	35.92
Employed Civilian Population 16+	
Total	190,367
White Collar	52.4%
Blue Collar	47.6%
Seasonal Population by Quarter:	
Q4 2016	4,656
Q1 2017	4,462
Q2 2017	4,908
Q3 2017	4,976
Q4 2017	4,465
Q1 2018	4,358
Q2 2018	4,817
Q3 2018	4,941
Q4 2018	4,521
Age:	
Age 0 - 4	6.9%
Age 5 - 14	13.8%
Age 15 - 19	7.2%
Age 20 - 24	7.5%
Age 25 - 34	11.8%
Age 35 - 44	11.2%
Age 45 - 54	11.6%
Age 55 - 64	13.2%
Age 65 - 74	9.1%
Age 75 - 84	5.0%

Age 85 +	2.7%
Median Age	37.3
Housing Units	
Total Housing Units	149,019
Occupied Housing Units	91.0%
Vacant Housing Units	9.0%
Housing Units by Tenure	
Total Households in Tenure	135,597
Owner Occupied Housing Units	93,922
Owner Occupied free and clear	45.8%
Owner Occupied with a mortgage or loan	54.2%
Renter Occupied Housing Units	41,675
Race and Ethnicity	
American Indian, Eskimo, Aleut	2.7%
Asian	2.2%
Black	2.1%
Hawaiian/Pacific Islander	0.2%
White	84.7%
Other	5.7%
Multi-Race	2.5%
Hispanic Ethnicity	12.4%
Not of Hispanic Ethnicity	87.6%
Race of Hispanics	
Hispanics	43,250
American Indian	3.3%
Asian	0.3%
Black	0.8%
Hawaiian/Pacific Islander	0.1%
White	43.5%
Other	45.1%
Multi-Race	6.9%
Race of Non Hispanics	
Non Hispanics	304,193
American Indian	2.6%
Asian	2.4%
Black	2.3%
Hawaiian/Pacific Islander	0.2%

White	90.5%
Other	0.1%
Multi-Race	1.9%
Marital Status:	
Age 15 + Population	275,431
Divorced	10.4%
Never Married	29.5%
Now Married	53.4%
Now Married - Separated	1.3%
Widowed	6.7%
Educational Attainment:	
Total Population Age 25+	224,375
Grade K - 8	4.6%
Grade 9 - 12	6.3%
High School Graduate	33.1%
Associates Degree	10.7%
Bachelor's Degree	15.5%
Graduate Degree	7.1%
Some College, No Degree	21.6%
No Schooling Completed	1.2%
Household Income:	
Income \$ 0 - \$9,999	5.6%
Income \$ 10,000 - \$14,999	5.1%
Income \$ 15,000 - \$24,999	10.1%
Income \$ 25,000 - \$34,999	9.7%
Income \$ 35,000 - \$49,999	13.8%
Income \$ 50,000 - \$74,999	21.3%
Income \$ 75,000 - \$99,999	14.9%
Income \$100,000 - \$124,999	8.6%
Income \$125,000 - \$149,999	4.2%
Income \$150,000 +	6.7%
Average Household Income	\$71,994
Median Household Income	\$56,277
Per Capita Income	\$28,485
Poverty: Status of Families by Family Type/Presence of Children 18 Yrs and Under	
Total Families (Family Households)	88,715
Husband-Wife Family, Own Children, Below Poverty	1,553

Husband-Wife Family, No Own Children, Below Poverty	953
Male Householder, Own Children, Below Poverty	623
Male Householder, No Own Children, Below Poverty	193
Female Householder, Own Children, Below Poverty	3,807
Female Householder, No Own Children, Below Poverty	427
Husband-Wife Family, Own Children, At/Above Poverty	25,063
Husband-Wife Family, No Own Children, At/Above Poverty	41,431
Male Householder, Own Children, At/Above Poverty	3,158
Male Householder, No Own Children, At/Above Poverty	2,147
Female Householder, Own Children, At/Above Poverty	5,172
Female Householder, No Own Children, At/Above Poverty	4,187
Poverty: Popn, Ratio of Income to Poverty Level	
Total Population for whom poverty status is determined	347,443
Less Than .50	19,211
.50 - .99	24,652
1.00 - 1.24	17,129
1.25 - 1.49	16,751
1.50 - 1.84	25,174
1.85 - 1.99	10,409
2.00+	234,117
Poverty: Popn by Race	
By Race	
White, Below Poverty Level	30,208
White, Above Poverty Level	263,893
Black, Below Poverty Level	2,350
Black, Above Poverty Level	4,928
AI/Alaskan Native, Below Poverty Level	3,449
AI/Alaskan Native, Above Poverty Level	5,929
Asian, Below Poverty Level	745
Asian, Above Poverty Level	6,778
NH/PI, Below Poverty Level	182
NH/PI, Above Poverty Level	514
Some Other Race, Below Poverty Level	4,628
Some Other Race, Above Poverty Level	15,017
2+ Races, Below Poverty Level	2,302
2+ Races, Above Poverty Level	6,520
Poverty: Popn by Ethnicity	
Hispanic/Latino	
Hispanic/Latino, Below Poverty Level	9,781
Hispanic/Latino, Above Poverty Level	33,470

Non-Hispanic/Latino, Below Poverty Level	34,082
Non-Hispanic/Latino, Above Poverty Level	270,110
Non-Hispanic/Latino by Race	
White, Below Poverty Level	26,265
White, Above Poverty Level	249,005
Other than White, Below Poverty Level	17,598
Other than White, Above Poverty Level	54,575
Vehicles Available	
0 Vehicles Available	6.0%
1 Vehicle Available	28.6%
2+ Vehicles Available	65.4%
Average Vehicles Per Household	2.15
Total Vehicles Available	291,746
2024 Demographics:	
Total Population	353,209
Total Households	138,664
Female Population	176,813
% Female	50.1%
Male Population	176,396
% Male	49.9%
Population Density (per Sq. Mi.)	36.51
Employed Civilian Population 16+	
Total	192,050
% White Collar	52.4%
% Blue Collar	47.6%
Age:	
Age 0 - 4	6.9%
Age 5 - 14	13.6%
Age 15 - 19	6.9%
Age 20 - 24	7.7%
Age 25 - 34	12.0%
Age 35 - 44	11.3%
Age 45 - 54	10.6%
Age 55 - 64	12.4%
Age 65 - 74	10.2%

Age 75 - 84	5.8%
Age 85 +	2.7%
Median Age	37.5
Housing Units	
Total Housing Units	152,676
Occupied Housing Units	90.8%
Vacant Housing Units	9.2%
Housing Units by Tenure	
Total Households in Tenure	138,664
Owner Occupied Housing Units	95,972
Owner Occupied free and clear	46.2%
Owner Occupied with a mortgage or loan	53.8%
Renter Occupied Housing Units	42,692
Race and Ethnicity	
American Indian, Eskimo, Aleut	2.7%
Asian	2.3%
Black	2.2%
Hawaiian/Pacific Islander	0.2%
White	83.5%
Other	6.1%
Multi-Race	2.9%
Hispanic Ethnicity	13.4%
Not of Hispanic Ethnicity	86.6%
Race of Hispanics	
Hispanics	47,271
American Indian	3.2%
Asian	0.3%
Black	0.8%
Hawaiian/Pacific Islander	0.1%
White	43.1%
Other	45.3%
Multi-Race	7.2%
Race of Non Hispanics	
Non Hispanics	305,938
American Indian	2.6%
Asian	2.6%
Black	2.4%

Hawaiian/Pacific Islander	0.2%
White	89.8%
Other	0.1%
Multi-Race	2.3%
Marital Status:	
Age 15 + Population	280,874
Divorced	10.5%
Never Married	29.7%
Now Married	53.1%
Now Married - Separated	1.3%
Widowed	6.7%
Educational Attainment:	
Total Population Age 25+	229,270
Grade K - 9	4.5%
Grade 9 - 12	6.3%
High School Graduate	33.0%
Associates Degree	10.8%
Bachelor's Degree	15.5%
Graduate Degree	7.3%
Some College, No Degree	21.4%
No Schooling Completed	1.2%
Household Income:	
Income \$ 0 - \$9,999	4.1%
Income \$ 10,000 - \$14,999	4.4%
Income \$ 15,000 - \$24,999	8.7%
Income \$ 25,000 - \$34,999	8.3%
Income \$ 35,000 - \$49,999	11.9%
Income \$ 50,000 - \$74,999	19.1%
Income \$ 75,000 - \$99,999	16.6%
Income \$100,000 - \$124,999	11.7%
Income \$125,000 - \$149,999	6.0%
Income \$150,000 +	9.2%
Average Household Income	\$84,441
Median Household Income	\$66,794
Per Capita Income	\$33,529
Vehicles Available	
0 Vehicles Available	5.9%
1 Vehicle Available	28.5%

2+ Vehicles Available	65.6%
Average Vehicles Per Household	2.15
Total Vehicles Available	298,814
2010 Demographics:	
Total Population	341,828
Total Households	132,614
Female Population	172,278
% Female	50.4%
Male Population	169,550
% Male	49.6%
Population Density (per Sq. Mi.)	35.34
Employed Civilian Population 16+	
Total	173,086
% White Collar	53.2%
% Blue Collar	46.8%
Age:	
Age 0 - 4	7.2%
Age 5 - 14	13.8%
Age 15 - 19	7.7%
Age 20 - 24	7.2%
Age 25 - 34	11.7%
Age 35 - 44	11.3%
Age 45 - 54	14.3%
Age 55 - 64	11.9%
Age 65 - 74	7.2%
Age 75 - 84	5.3%
Age 85 +	2.6%
Median Age	37.3
Housing Units	
Total Housing Units	144,464
Occupied Housing Units	91.8%
Vacant Housing Units	8.2%
Housing Units by Tenure	
Total Households in Tenure	132,614
Owner Occupied Housing Units	92,614
Owner Occupied free and clear	40.8%

Owner Occupied with a mortgage or loan	59.2%
Renter Occupied Housing Units	40,000
Race and Ethnicity	
American Indian, Eskimo, Aleut	2.5%
Asian	1.5%
Black	1.5%
Hawaiian/Pacific Islander	0.1%
White	87.7%
Other	4.7%
Multi-Race	2.0%
Hispanic Ethnicity	10.2%
Not of Hispanic Ethnicity	89.8%
Race of Hispanics	
Hispanics	34,797
American Indian	2.5%
Asian	0.2%
Black	0.6%
Hawaiian/Pacific Islander	0.1%
White	44.8%
Other	45.4%
Multi-Race	6.4%
Race of Non Hispanics	
Non Hispanics	307,032
American Indian	2.5%
Asian	1.7%
Black	1.6%
Hawaiian/Pacific Islander	0.1%
White	92.6%
Other	0.0%
Multi-Race	1.5%
Marital Status:	
Age 15 + Population	270,353
Divorced	9.4%
Never Married	28.5%
Now Married	54.9%
Now Married - Separated	1.5%

Widowed	7.2%
Educational Attainment:	
Total Population Age 25+	219,567
Grade K - 8	5.0%
Grade 9 - 12	6.4%
High School Graduate	33.7%
Associates Degree	9.1%
Bachelor's Degree	15.5%
Graduate Degree	6.4%
Some College, No Degree	22.6%
No Schooling Completed	1.3%
Household Income:	
Income \$ 0 - \$9,999	6.7%
Income \$ 10,000 - \$14,999	6.3%
Income \$ 15,000 - \$24,999	12.3%
Income \$ 25,000 - \$34,999	12.1%
Income \$ 35,000 - \$49,999	16.6%
Income \$ 50,000 - \$74,999	22.3%
Income \$ 75,000 - \$99,999	11.6%
Income \$100,000 - \$124,999	5.9%
Income \$125,000 - \$149,999	2.4%
Income \$150,000 +	3.9%
Average Household Income	\$59,536
Median Household Income	\$46,243
Per Capita Income	\$23,511
Vehicles Available	
0 Vehicles Available	6.6%
1 Vehicle Available	29.4%
2+ Vehicles Available	64.0%
Average Vehicles Per Household	2.12
Total Vehicles Available	280,990
2000 Census Demographics:	
Total Population	345,618
Total Households	130,674
Female Population	175,242
% Female	50.7%
Male Population	170,376

% Male	49.3%
Employed Civilian Population 16+	
Total	172,342
% White Collar	52.5%
% Blue Collar	47.5%
Age:	
Age 0 - 4	6.7%
Age 5 - 14	15.1%
Age 15 - 19	8.3%
Age 20 - 24	7.2%
Age 25 - 34	11.6%
Age 35 - 44	14.9%
Age 45 - 54	12.8%
Age 55 - 64	8.1%
Age 65 - 74	7.4%
Age 75 - 84	5.5%
Age 85 +	2.3%
Median Age	35.8
Housing Units	
Total Housing Units	140,914
Owner Occupied Housing Units	65.3%
Renter Occupied Housing Units	27.4%
Vacant Housing Units	7.3%
Race and Ethnicity	
American Indian, Eskimo, Aleut	2.1%
Asian	1.4%
Hawaiian or other Pacific Islander	0.0%
Black	0.9%
White	91.2%
Other	3.1%
Two or More Races	1.3%
Hispanic Ethnicity	6.0%
Not of Hispanic Ethnicity	94.0%
Marital Status:	
Age 15 + Population	270,170
Divorced	7.9%

Never Married	25.8%
Now Married	55.3%
Separated	3.4%
Widowed	7.6%
Educational Attainment:	
Total Population Age 25+	216,282
Grade K - 8	6.7%
Grade 9 - 11, No diploma	9.2%
High School Graduate	36.4%
Associates Degree	6.8%
Bachelor's Degree	12.8%
Graduate Degree	5.6%
Some College, No Degree	21.5%
No Schooling Completed	1.0%
Public School Enrollment	83.2%
Private School Enrollment	16.8%
Household Income:	
Income \$ 0 - \$9,999	9.1%
Income \$ 10,000 - \$14,999	7.5%
Income \$ 15,000 - \$24,999	15.9%
Income \$ 25,000 - \$34,999	15.4%
Income \$ 35,000 - \$49,999	19.2%
Income \$ 50,000 - \$74,999	19.9%
Income \$ 75,000 - \$99,999	7.3%
Income \$100,000 - \$124,999	2.7%
Income \$125,000 - \$149,999	1.1%
Income \$150,000 - \$199,999	0.8%
Income \$200,000 or More	1.2%
Average Household Income	\$45,506
Median Household Income	\$36,459
Per Capita Income	\$17,205
Vehicles Available	
0 Vehicles Available	6.7%
1 Vehicle Available	29.8%
2 Vehicles Available	40.1%
3+ Vehicles Available	23.4%
Average Vehicles Per Household	1.80

Total Vehicles Available	247,651
Population Trend	
2000	345,618
2010	341,828
Change 2000 to 2010	-1.1%
2019A	347,443
2024	353,209
Change 2019A to 2024	1.7%
Household Trend	
2000	130,674
2010	132,614
Change 2000 to 2010	3.8%
2019A	135,597
2024	138,664
Change 2019A to 2024	2.3%
Average Household Size Trend	
2000	2.5
2010	2.5
Change 2000 to 2010	-2.1%
2019A	2.5
2024	2.5
Change 2019A to 2024	-0.5%
Median Age Trend	
2000	35.8
2010	37.3
2019A	37.3
2024	37.5
Housing Units Trend	
Total Housing Units	
Change 2000 to 2010	2.5%
Change 2019A to 2024	2.5%
Owner Occupied Housing Units	
Change 2000 to 2010	0.6%
Change 2019A to 2024	2.2%
Renter Occupied Housing Units	
Change 2000 to 2010	3.5%

Change 2019A to 2024	2.4%
Vacant Housing Units	
Change 2000 to 2010	15.7%
Change 2019A to 2024	4.4%
Race and Ethnicity Trend	
American Indian, Eskimo, Aleut	
Change 2000 to 2010	18.6%
Change 2019A to 2024	2.2%
Asian and Native Hawaiian/Other Pacific Islander	
Change 2000 to 2010	15.4%
Change 2019A to 2024	9.4%
Black	
Change 2000 to 2010	62.2%
Change 2019A to 2024	5.6%
White	
Change 2000 to 2010	-4.9%
Change 2019A to 2024	0.3%
Other	
Change 2000 to 2010	51.1%
Change 2019A to 2024	9.7%
Two or More Races	
Change 2000 to 2010	48.2%
Change 2019A to 2024	17.1%
Hispanic Ethnicity	
Change 2000 to 2010	67.6%
Change 2019A to 2024	9.3%
Not of Hispanic Ethnicity	
Change 2000 to 2010	-5.5%
Change 2019A to 2024	0.6%
<p>*Report counts include D&B business location records that have a valid telephone, known SIC code and D&B ratings as well as exclude cottage industries (businesses that operate from a residence).</p>	
<p>Copyright 2019 Dun and Bradstreet, Inc. All rights reserved © 2017 Easy Analytic Software, Inc. (EASI®) All Rights Reserved, Alteryx, Inc. © 2019 Alteryx, Inc. All Rights Reserved © 2019 Experian Information Solutions, Inc. All rights reserved © 2019 Experian Marketing Solutions, Inc. All rights reserved</p>	