

COLLEGE SQUARE MALL

6301 University Ave. Cedar Falls, IA 50613

PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	9,384	43,981	74,691
Avg. HH Income	\$91,395	\$104,154	\$98,998
Total Households	3,962	17,520	30,866

NOTES

- GLA: 552,884 SF
- Availabilities: Inline & Anchor Space
- Traffic Count: 23,400 AADT University Ave.
25,800 AADT Highway 58

HIGHLIGHTS

- Enclosed regional shopping center
- Located at University Ave. & Hwy 58
- 1 mile from the University of Northern Iowa
- 17,000 students & faculty

ANCHORS

- Ashley's, Von Maur, Hyvee & Planet Fitness



MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

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SITE PLAN



*NOT OWNED

LEASED AVAILABLE



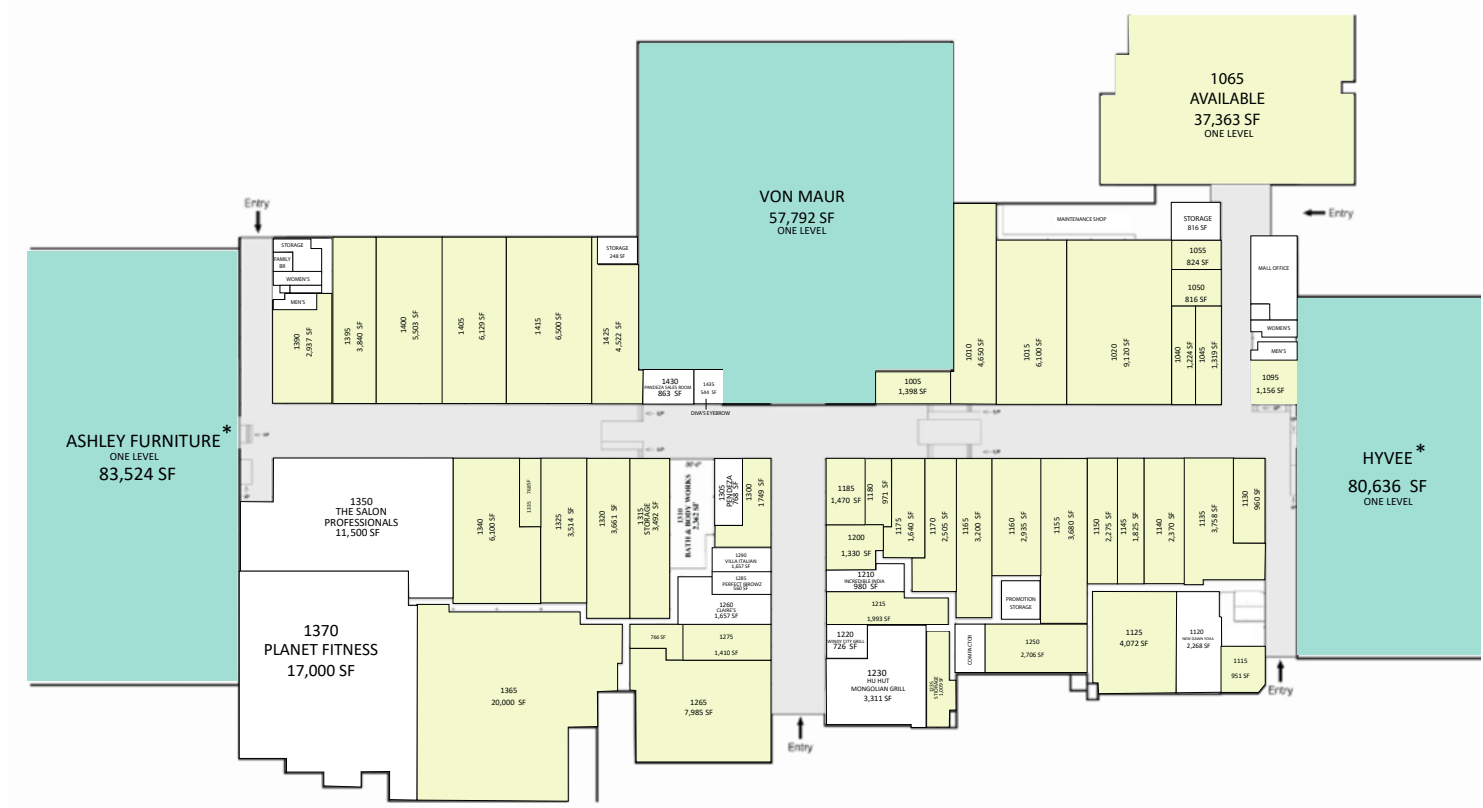
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LEASE PLAN



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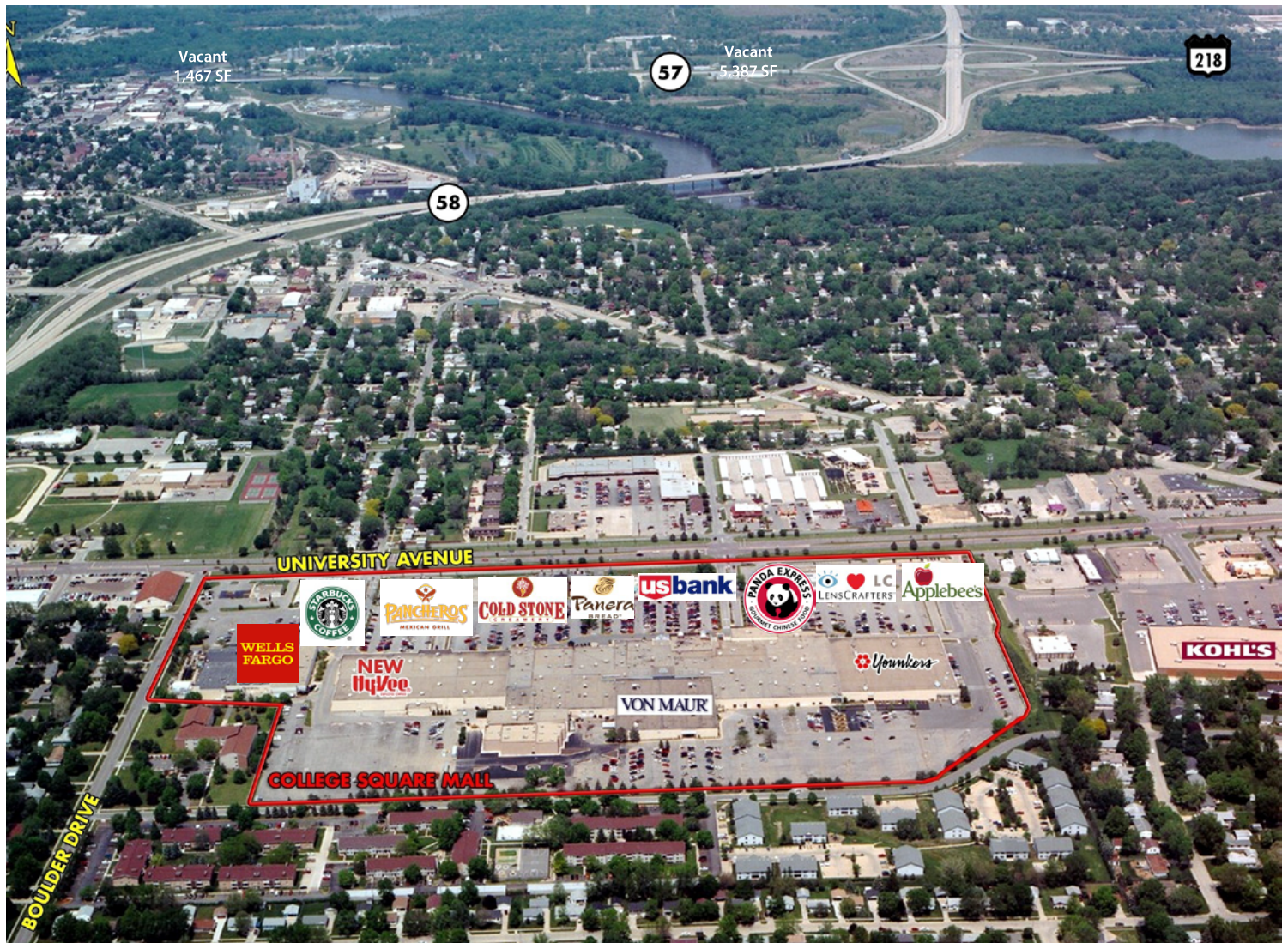
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RETAILER MAP



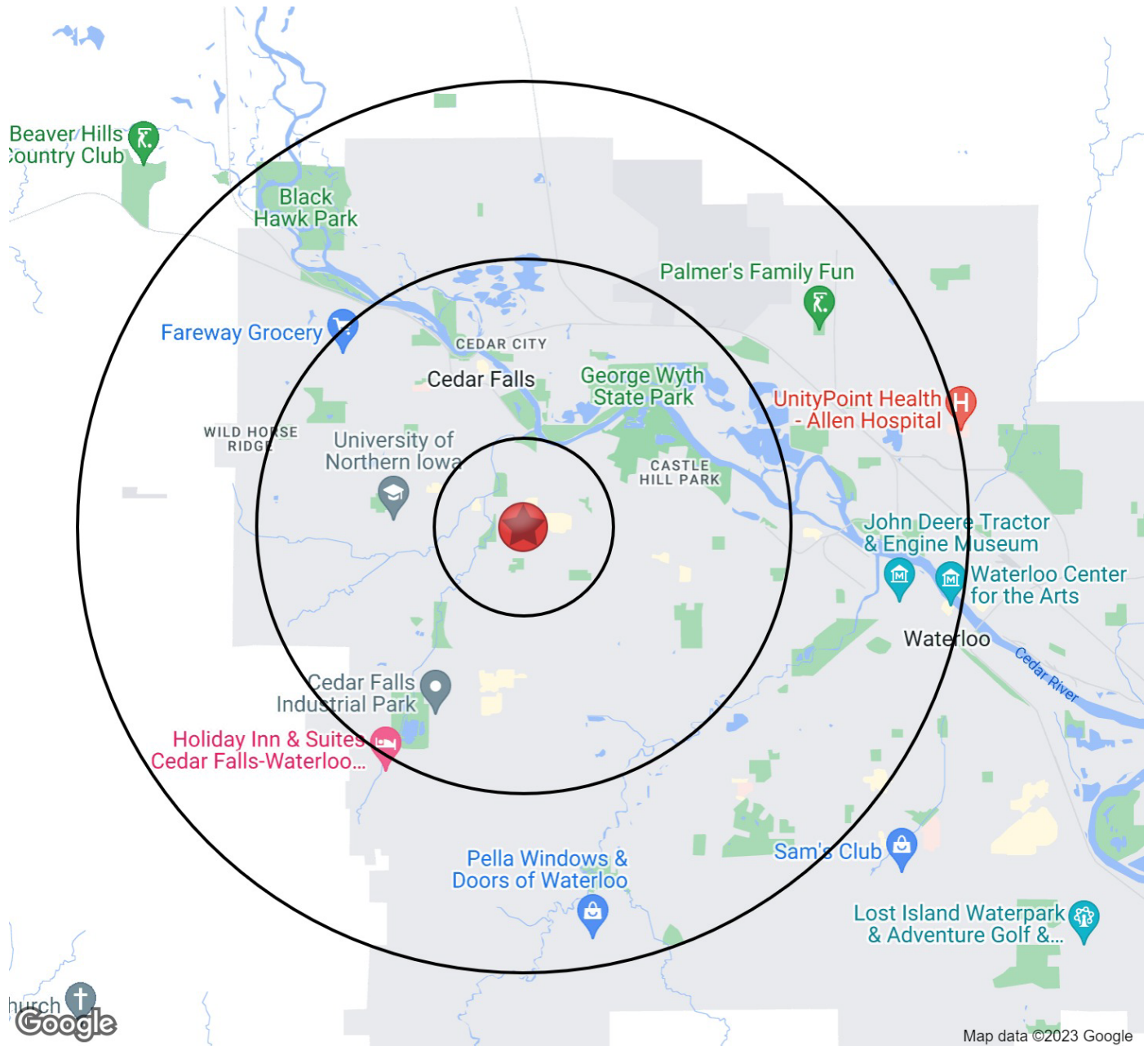
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RADIUS MAP



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