

CROSSROADS MALL

2060 Crossroads Mall Blvd. Waterloo, IA 50702

PROPERTY

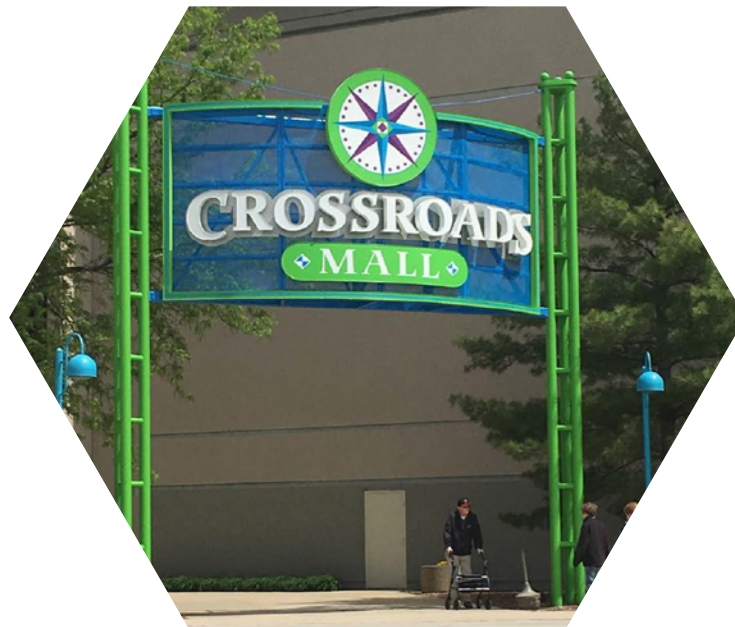
Demographics	1 mile	3 miles	5 miles
Population	4,606	45,844	71,177
Avg. HH Income	\$79,468	\$79,168	\$81,881
Total Households	2,184	20,133	31,048

HIGHLIGHTS

- Located at the core of one of the most prominent retail corridors in the Midwest
- Near Interstates 380 and U.S. 20
- Surrounded by national retailers such as Bed Bath & Beyond, Best Buy, Home Depot, TJ Maxx & Walmart

NOTES

- GLA: 816,209 SF
- Availabilities: Up to 110,000 SF
3 acre outparcel
- Traffic Count: 19,200 VPD San Marnan Drive



MASON
ASSET MANAGEMENT

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

CROSSROADS MALL

2060 Crossroads Mall Blvd. Waterloo, IA 50702

SITE PLAN



***NOT OWNED**



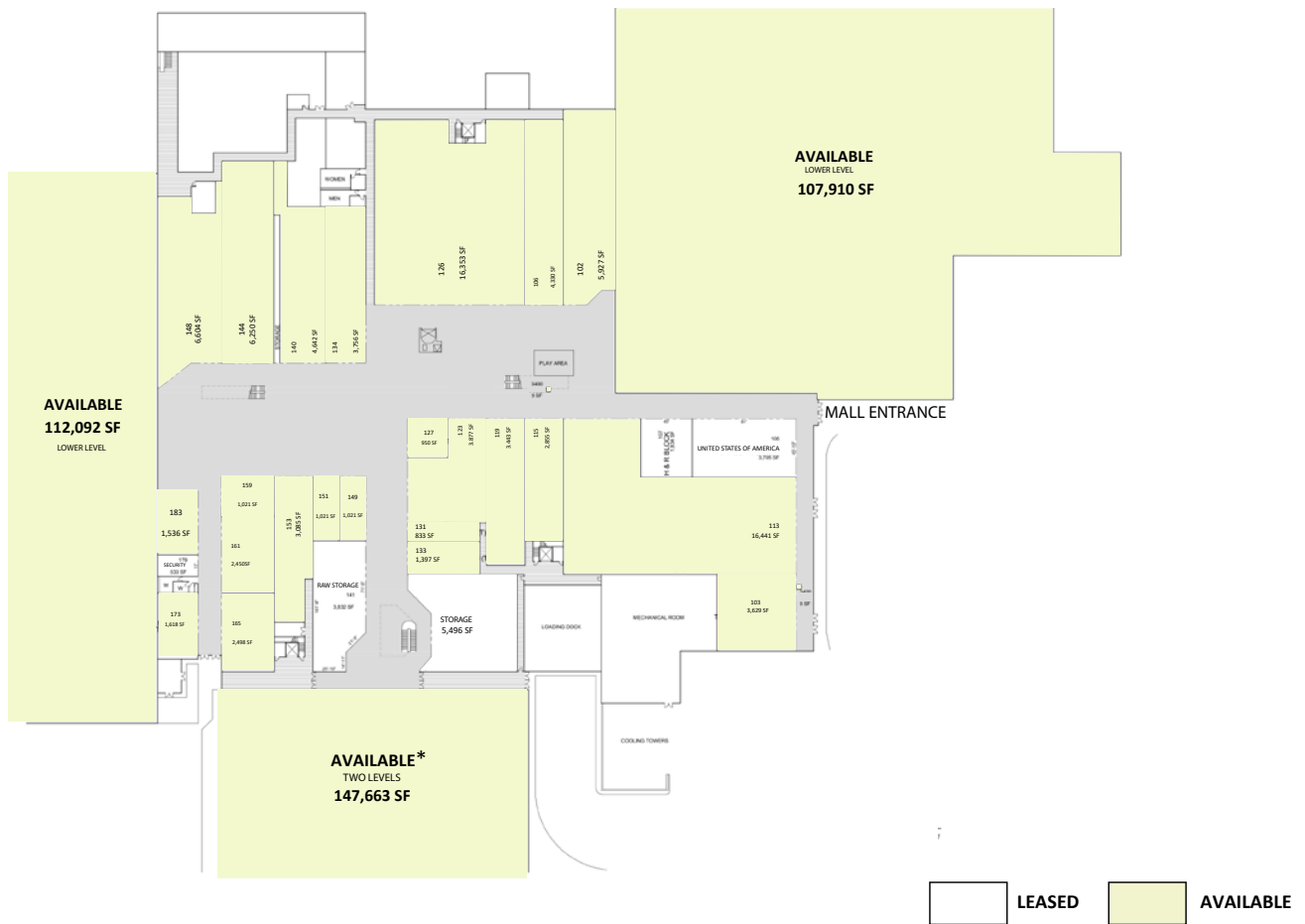
MASON
ASSET MANAGEMENT

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

CROSSROADS MALL

2060 Crossroads Mall Blvd. Waterloo, IA 50702

LEASE PLAN LEVEL 1



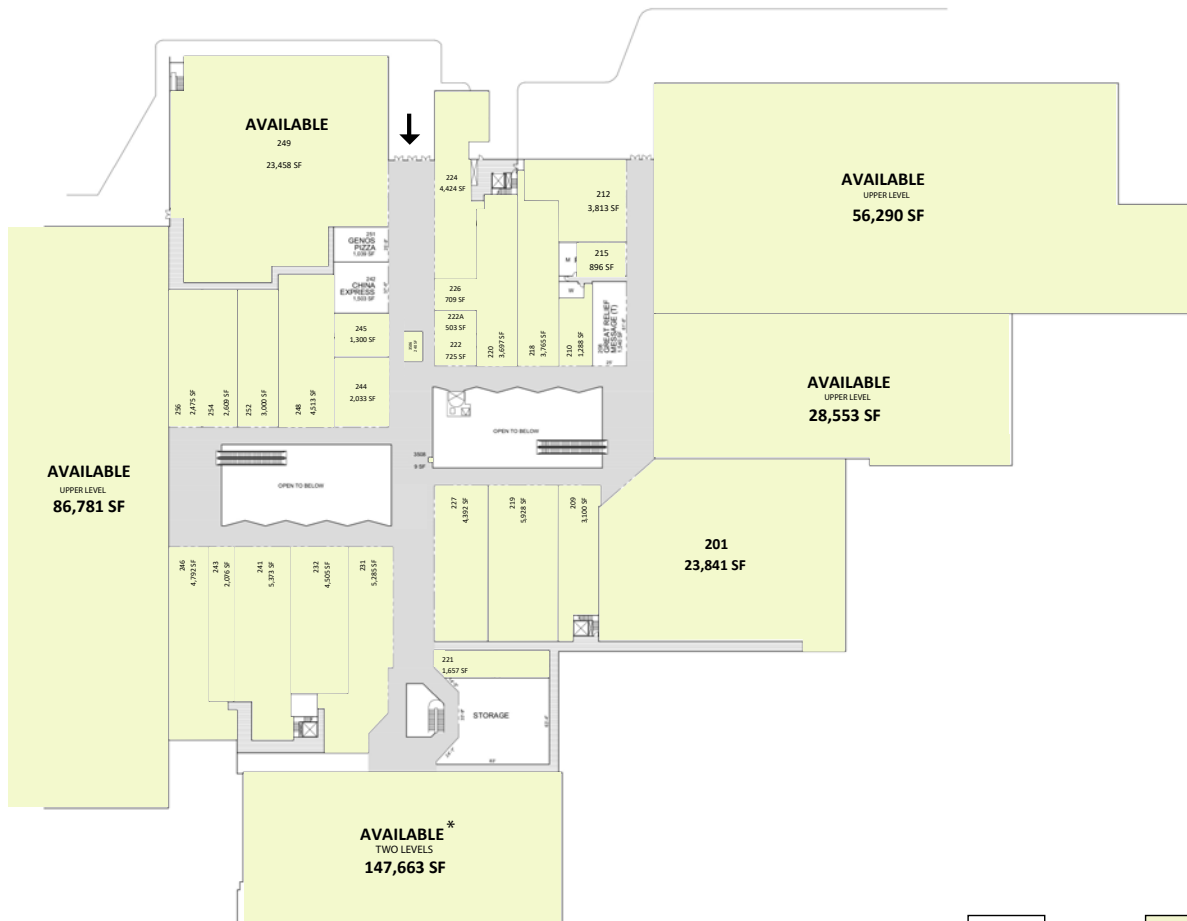
MASON
ASSET MANAGEMENT

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

CROSSROADS MALL

2060 Crossroads Mall Blvd. Waterloo, IA 50702

LEASE PLAN LEVEL 2



*NOT OWNED

LEASED AVAILABLE



MASON
ASSET MANAGEMENT

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

CROSSROADS MALL

2060 Crossroads Mall Blvd. Waterloo, IA 50702

RETAILER MAP



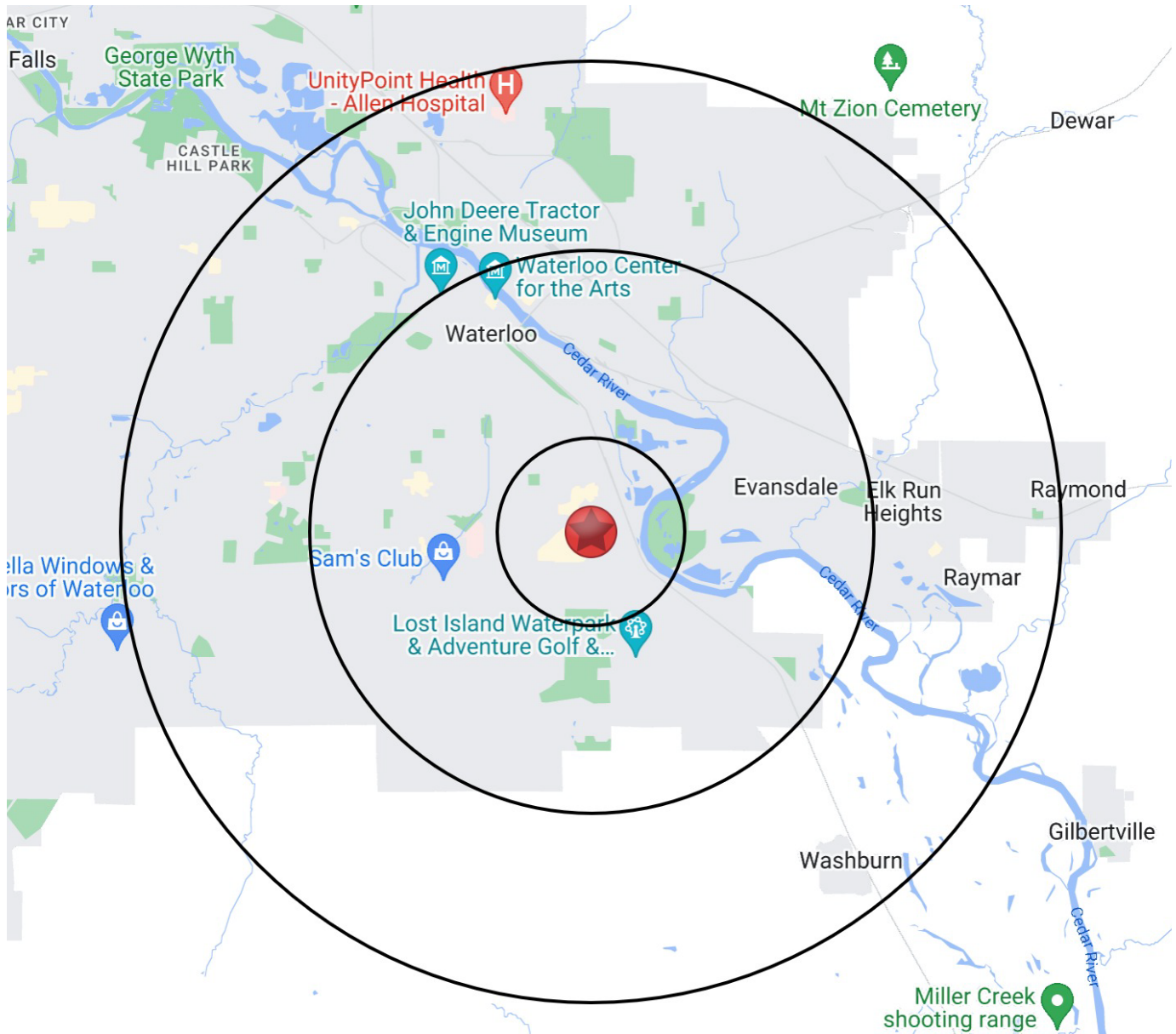
MASON
ASSET MANAGEMENT

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

CROSSROADS MALL

2060 Crossroads Mall Blvd. Waterloo, IA 50702

RADIUS MAP



MASON
ASSET MANAGEMENT

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