

## APPENDIX B

### SHOPPING CENTER COMPETITION RETAIL FEASIBILITY STUDY HIBBING, MINNESOTA

Name/Location	Estimated Gross Size (sq. ft.)	Anchor Tenants Name	Comments
<b>Irongate Mall</b> U.S. Highway 169/41 <sup>st</sup> Street Hibbing, Minnesota	250,000	JCPenney, Jo-Ann Fabric and Crafts	Once a regional retail node, this mall is suffering from a vacancy rate of more than 50%. Its lack of retail offerings forces shoppers to go out of town.
<b>Mesabi Mall</b> 37 <sup>th</sup> Street/U.S. Highway 169 Hibbing, Minnesota	167,633	Super 1 Foods, L&M	Location along highway and near medical facilities helps this center generate traffic. Super 1 is a solid anchor.
<b>Graysher Shopping Center</b> 25 <sup>th</sup> Street/U.S. Highway 169 Hibbing, Minnesota	29,000	Slumberland Furniture	Relatively good strip center catering to neighborhood/community level needs. Moderate traffic volumes.
<b>Miller Hill Mall</b> U.S. Highway 53/Decker Road Duluth, Minnesota	757,844	JCPenney, Sears, Younkers	Largest center in area with strong regional draw through the Iron Range area. Significant surrounding development as well. Heavy traffic volumes.
<b>Burning Tree Plaza</b> Haines Road/Maple Grove Road Duluth, Minnesota	185,477	Best Buy, Dunham's Sporting Goods, T.J. Maxx, Carpet Outlet, Hancock Fabrics	Good community center supported by traffic to Miller Hill Mall. Heavy traffic volumes.
<b>Thunderbird Mall</b> 12 <sup>th</sup> Avenue/U.S. Highway 53 Virginia, Minnesota	253,539	Herberger's, Big Kmart	With a vacancy rate of roughly 15%, this center is stronger than Irongate Mall and attracts customers from as far away as Hibbing and Chisholm. Moderate to heavy traffic volumes.