

APPENDIX B

SHOPPING CENTER COMPETITION RETAIL FEASIBILITY STUDY HIBBING, MINNESOTA

Name/Location	Estimated Gross Size (sq. ft.)	Anchor Tenants Name	Comments
<p style="text-align: center;">Irongate Mall U.S. Highway 169/41st Street Hibbing, Minnesota</p>	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.
<p style="text-align: center;">Mesabi Mall 37th Street/U.S. Highway 169 Hibbing, Minnesota</p>	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.
<p style="text-align: center;">Graysher Shopping Center 25th Street/U.S. Highway 169 Hibbing, Minnesota</p>	29,000	Slumberland Furniture	Relatively good strip center catering to neighborhood/community level needs. Moderate traffic volumes.
<p style="text-align: center;">Miller Hill Mall U.S. Highway 53/Decker Road Duluth, Minnesota</p>	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.
<p style="text-align: center;">Burning Tree Plaza Haines Road/Maple Grove Road Duluth, Minneste</p>	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.
<p style="text-align: center;">Thunderbird Mall 12th Avenue/U.S. Highway 53 Virginia, Minnesota</p>	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.