

# OUTLOTS AVAILABLE

## FARM & HOME SUPPLY OUTLOTS

### 4810 AVENUE O

FORT MADISON, IA 52627

**FOR SALE**  
**FOR LEASE**  
**BUILD-TO-SUIT**



## PROPERTY FEATURES

- ◆ **LOT "A"** = 0.75 Acre (160' x 204')
  - Build-to-Suit or Ground Lease Only
  - Build Up to 3,500 SF with Drive Through on Hard Corner
  - Located in the SW Corner of Avenue O and 280th Avenue (In Front of Farm & Home Supply) - Hard Corner with Stoplight
  - Call for Pricing
- ◆ **LOT "B"** = 5.81 Acre Lot West of the Farm & Home Supply
  - For Sale, Build-to-Suit or Ground Lease
  - Easy Access to Hwy 61 and Located on Avenue O, Main Roadway Running East & West Though Fort Madison
- ◆ Zoned B-2, General Business and Retail
- ◆ Pad Sites Ideal for Retail, Coffee, Fast Food, Restaurants, Medical and Office
- ◆ Farm & Home Supply Opened in 2021
- ◆ 1/2 Mile from Southeast Iowa Regional Medical Center
- ◆ Fort Madison is the County Seat of Lee County
- ◆ Major Employers are Siemens, SEIRMC, ConAgra Foods, Iowa State Penitentiary, Scotts Miracle Grow, Fort Madison School System and Climax
- ◆ Daily Traffic Counts
  - 8,100 VPD - Avenue O
  - 9,100 VPD - Hwy 61

## CONTACT US

**JESSE CASTON, CPM®**

Partner | Agent



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Demographics Est. (2021)	3 miles	5 miles	Fort Madison	Lee County
Population	5,828	10,759	10,141	32,901
Households	4,901	6,873	4,326	14,233
Avg. HH Income	\$52,558	\$53,667	\$56,680	\$63,170
Median HH Income	\$41,330	\$40,852	\$42,694	\$49,564

Sources: Catylist Research and Worldpopulationreview.com



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PAGE 2

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Updated 06/08/2022

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PAGE 3

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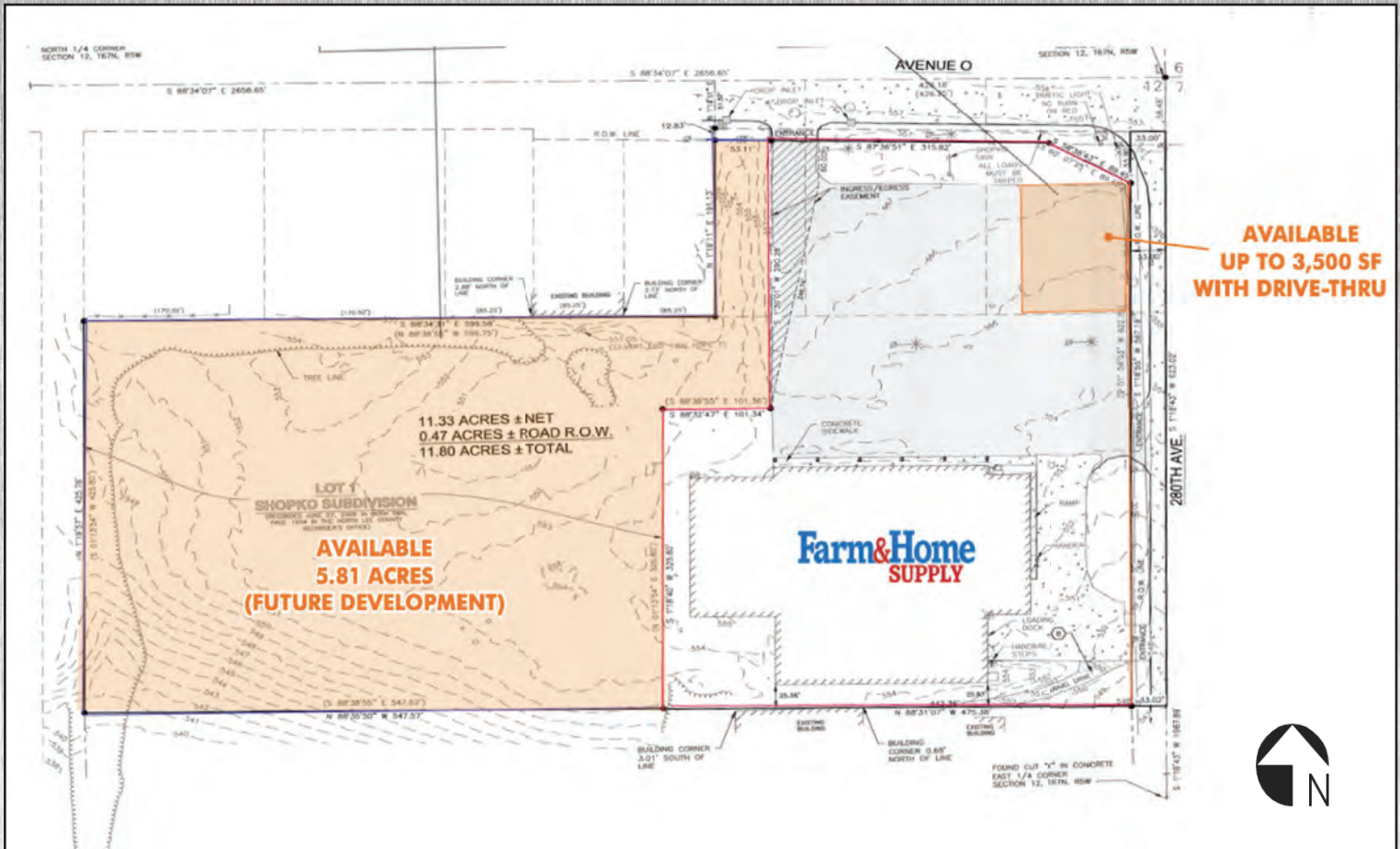
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PAGE 4

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