

1519 E SAN MARNAN DRIVE

1519 E San Marnan Drive | Waterloo, IA



Phillip Shirk

AW Commercial & Development
President / Broker
(319) 239-4446
phillip@awcred.com
Lic: IA S631010

Lindsey McEnaney

AW Commercial & Development
Associate / Realtor®
(563) 419-7644
lindsey@awcred.com
Lic: IA S70812000



THE SPACE

Location

1519 E San Marnan Drive
Waterloo, IA 50702

HIGHLIGHTS

- 1,450 square feet of office/retail space. Space includes a waiting area, an opportunity for multiple offices, and a flex break area
- Situated in a highly visible, heavily trafficked area along East San Marnan Drive off of the I-380 / US 218 interchange
- Co-tenants include: Jimmy Johns, Stanton Optical, Panda Express, GNC, and more
- Surrounded by an abundance of national tenants, a large parking area, and anchored by prominent retailers such as Target, Kwik Star, and CVS
- Estimated NNN Expenses \$7.96/SF



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 6,488 | 46,825 | 72,530 |

AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$67,170 | \$71,466 | \$75,425 |

NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 2,885 | 20,277 | 31,610 |

PROPERTY FEATURES

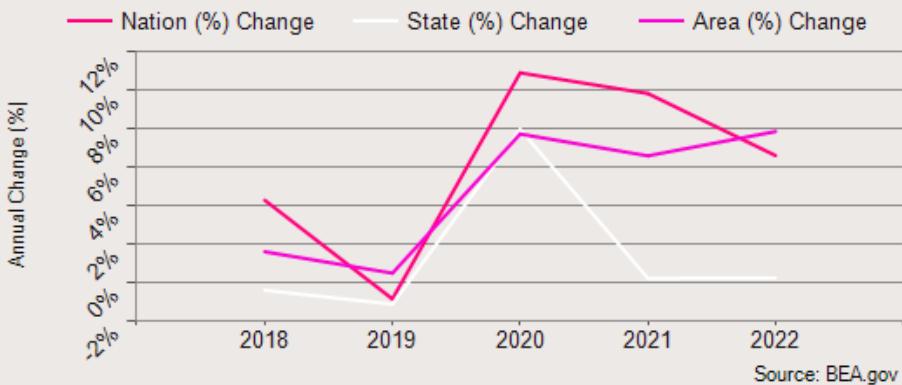
| | |
|------------------|--------|
| BUILDING SF | 16,716 |
| VACANT AREA (SF) | 1,450 |
| PRICE PSF | \$24 |
| NNN | \$7.96 |
| YEAR BUILT | 1983 |

NEIGHBORING PROPERTIES

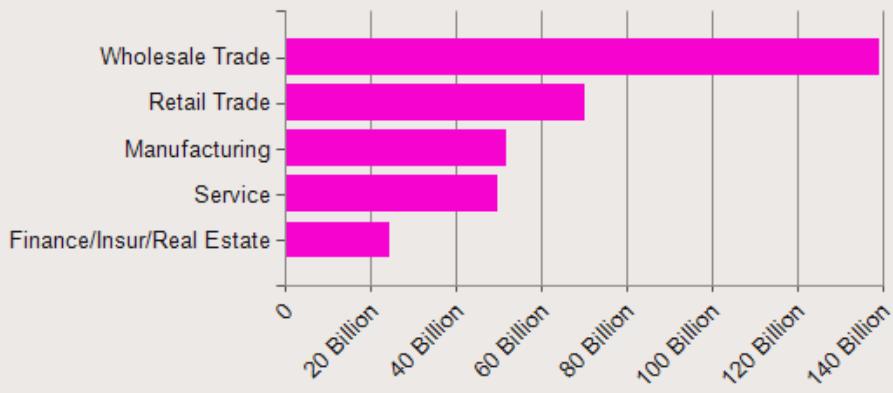
| | |
|-------|--------------------|
| NORTH | Super Target |
| SOUTH | Hy-Vee and Walmart |



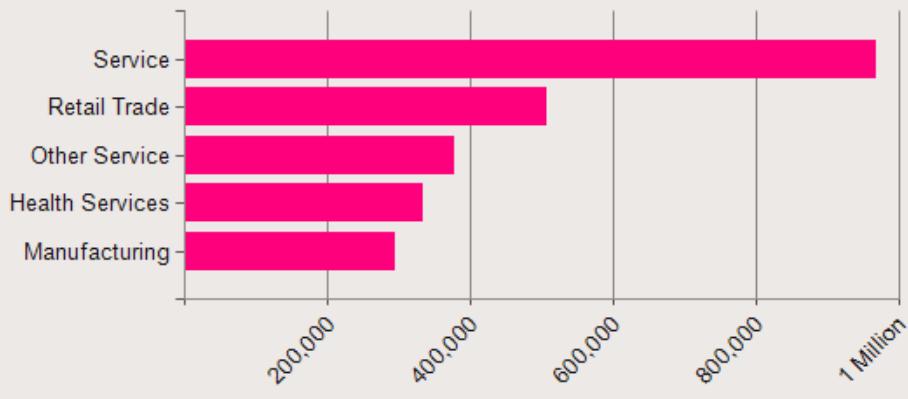
Black Hawk County GDP Trend



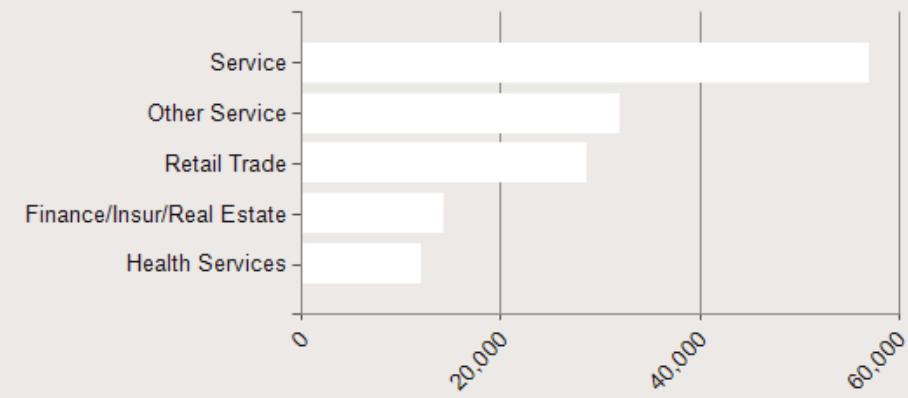
Major Industries by Sales Amount

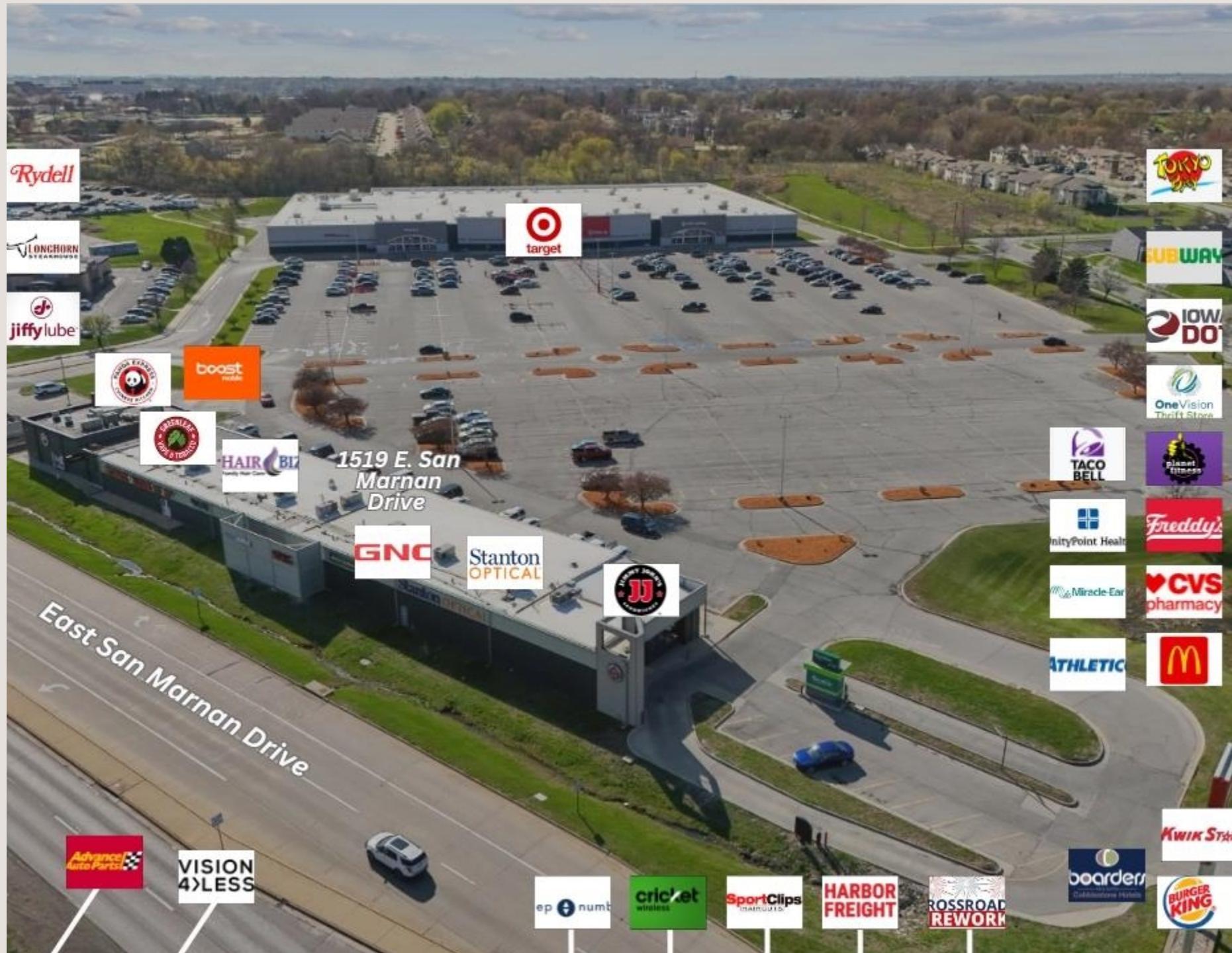


Major Industries by Employee Count



Major Industries by Business Count





CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from AW Commercial & Development and it should not be made available to any other person or entity without the written consent of AW Commercial & Development.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to AW Commercial & Development. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. AW Commercial & Development has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, AW Commercial & Development has not verified, and will not verify, any of the information contained herein, nor has AW Commercial & Development conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Phillip Shirk
AW Commercial & Development
President / Broker
(319) 239-4446
phillip@awcred.com
Lic: IA S631010



Lindsey McEnaney
AW Commercial & Development
Associate / Realtor®
(563) 419-7644
lindsey@awcred.com
Lic: IA S70812000



<https://awcred.com/>