



215 EAST DONALD STREET

Waterloo, Iowa 50703

EXCLUSIVELY MARKETING BY:

Lindsey McEnaney

Associate/Realtor®

563.419.7644

Lindsey@awcred.com

Phillip Shirk

President/Broker

319.239.4446

Phillip@awcred.com

Blake Keating

Associate/Realtor®

319.480.4213

Blake@awcred.com



AWCRED.COM

AW COMMERCIAL REAL ESTATE & DEVELOPMENT





CONTENTS

Executive Summary
Property Description
Location Overview
Disclaimers

EXCLUSIVELY MARKETING BY:

Lindsey McEnaney
Associate/Realtor®
563.419.7644
Lindsey@awcred.com

Phillip Shirk
President/Broker
319.239.4446
Phillip@awcred.com

Blake Keating
Associate/Realtor®
319.480.4213
Blake@awcred.com





EXECUTIVE SUMMARY

- Former Burger King
- 215 East Donald Street
- Waterloo, Iowa 50703
- Type: Retail / Restaurant
- 3,081 Square Feet
- Heavily Trafficked
- Dedicated Entry/Exit Points
- Strong-Signage
- \$35 PSF
- Drive-Thru Capabilities
- Situated By: UnityPoint Health Clinic, The Union's 180-unit apartment complex, Walgreens, and Kwik Star

EXCLUSIVELY MARKETING BY:

Lindsey McEnaney

Associate/Realtor®

563.419.7644

Lindsey@awcred.com

Phillip Shirk

President/Broker

319.239.4446

Phillip@awcred.com

Blake Keating

Associate/Realtor®

319.480.4213

Blake@awcred.com





PROPERTY DESCRIPTION

Free-standing restaurant/retail space situated on a 1.05 acre lot offering approximately 3,081 square feet. Situated in a highly visible, heavily trafficked area along HWY 63. The property includes a drive-thru, with ample parking, dedicated entry/exit points, and easy access making it ideal for quick-service restaurants and high-volume retail. Surrounded by a mix of national retailers and community anchors - including UnityPoint Health Clinic, The Union's 180-unit apartment complex, Walgreens, and Kwik Star - this site offers a prime opportunity for operators seeking visibility, accessibility, and synergy in a high-demand trade area.



EXCLUSIVELY MARKETING BY:

Lindsey McEnaney

Associate/Realtor®
563.419.7644
Lindsey@awcred.com

Phillip Shirk

President/Broker
319.239.4446
Phillip@awcred.com

Blake Keating

Associate/Realtor®
319.480.4213
Blake@awcred.com





LOCATION OVERVIEW

Surrounded by a mix of national retailers and community anchors—including UnityPoint Health Clinic, The Union's 180-unit apartment complex, Walgreens, Taco Bell, McDonalds, and situated directly next to Kwik Star.

Frontage on East Donald Street ensures high visibility to both local and passing traffic. Excellent signage potential on building and site.

EXCLUSIVELY MARKETING BY:

Lindsey McEnaney
Associate/Realtor®
563.419.7644
Lindsey@awcred.com

Phillip Shirk
President/Broker
319.239.4446
Phillip@awcred.com

Blake Keating
Associate/Realtor®
319.480.4213
Blake@awcred.com





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 purchasers, 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 MARKETING BY:

Lindsey McEnaney Associate/Realtor® 563.419.7644 Lindsey@awcred.com	Phillip Shirk President/Broker 319.239.4446 Phillip@awcred.com	Blake Keating Associate/Realtor® 319.480.4213 Blake@awcred.com
---	--	--

