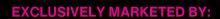


215 EAST DONALD STREET

Waterloo, Iowa 50703



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EXECUTIVE SUMMARY

- Former Burger King
- 215 East Donald Street \$35 PSF
- Waterloo, Iowa 50703
- Type: Retail / Restaurant
- 3,081 Square Feet
- Heavily Trafficked
- Dedicated Entry/Exit **Points**

- Strong-Signage
- Drive-Thru Capabilities
- Situated By: UnityPoint Health Clinic, The Union's 180-unit apartment complex, Walgreens, and Kwik Star



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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 drivethru, 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 180unit apartment complex, Walgreens, and Kwik Star this site offers a prime opportunity for operators seeking visibility, accessibility, and synergy in a highdemand trade area.

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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._

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