

FOR SALE OR LEASE



ACCESS Commercial, LLC

Glenwood, IA



FORMER GROCERY SPACE AVAILABLE

PROPERTY HIGHLIGHTS:

- Located in Glenwood, IA adjacent to I-80
- Great regional draw, neighboring tenants include Bomgaars, Dollar General, O'Reilly, McDonalds
- Pad available for lease or sale
- Former grocery store & retail store for lease
- Ample parking available

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson	kirk@accesscommercial.com	O: (402) 502-1983
Amber Olson	amber@accesscommercial.com	C: (402) 618-5523
Emily Faltys	emily@accesscommercial.com	C: (402) 992-0848

ADDRESS:

901 S Locust Street
Glenwood, IA

AVAILABLE:

For Lease

900: 12,602 SF

906: 1,050 SF

LEASE RATE:

Negotiable

NNN:

\$3.25 NNN Estimate

For Sale or Lease

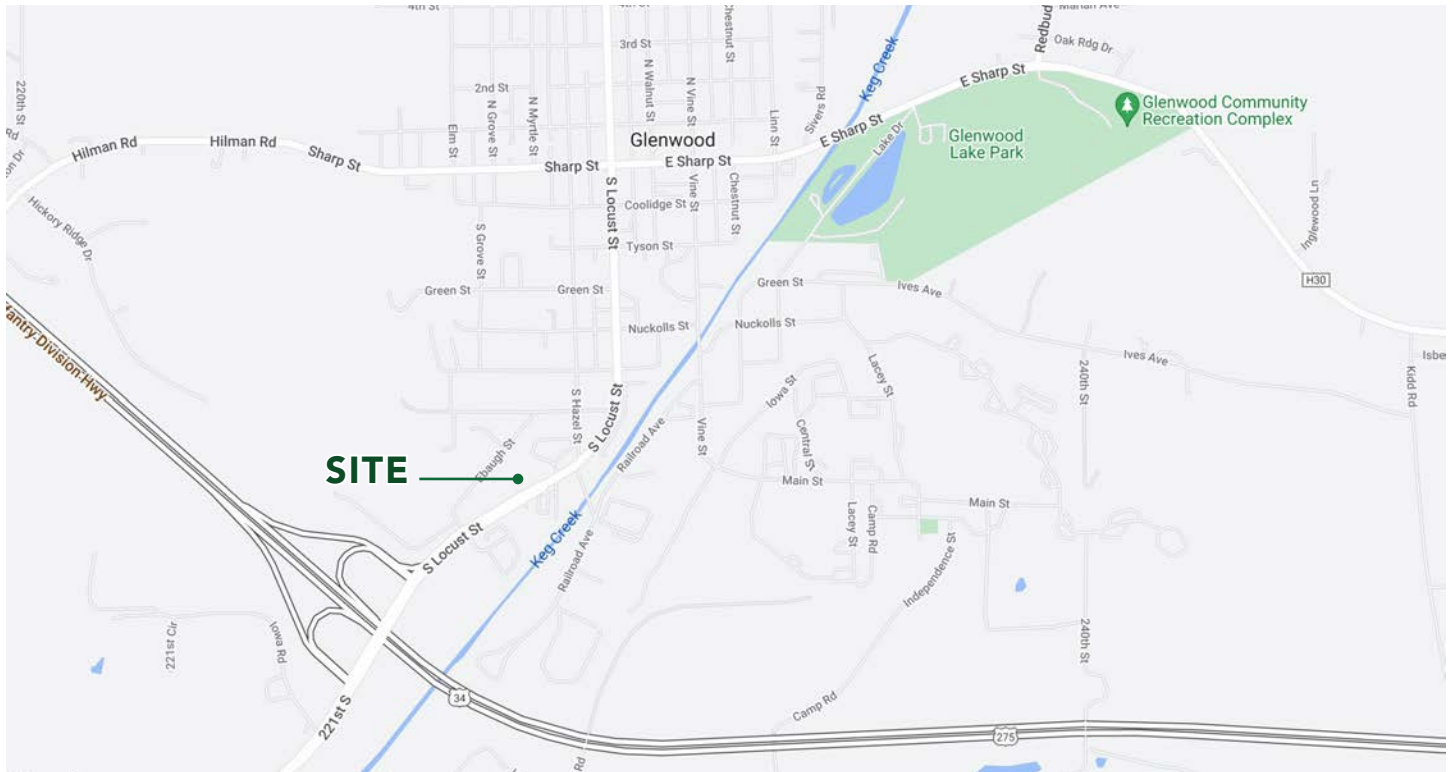
Lot: 1 Acre

Contact for pricing

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

1 AERIAL & DEMOGRAPHICS



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	3,697	5,418	6,556
Population	2,925	6,770	8,739
Average HH Income	\$100,786	\$107,494	\$114,286

37.4
MEDIAN
AGE

12,300
VEHICLES PER
DAY

4,027
EMPLOYEES
IN AREA

399
BUSINESSES
IN AREA

CONTACT LISTING AGENT FOR MORE INFORMATION:

WWW.ACCESSCOMMERCIAL.COM

Kirk Hanson
Amber Olson
Emily Faltys

kirk@accesscommercial.com
amber@accesscommercial.com
emily@accesscommercial.com

O: (402) 502-1983
C: (402) 618-5523
C: (402) 992-0848



ACCESS Commercial, LLC



CONTACT LISTING AGENT FOR MORE INFORMATION:

Kirk Hanson
 Amber Olson
 Emily Faltys

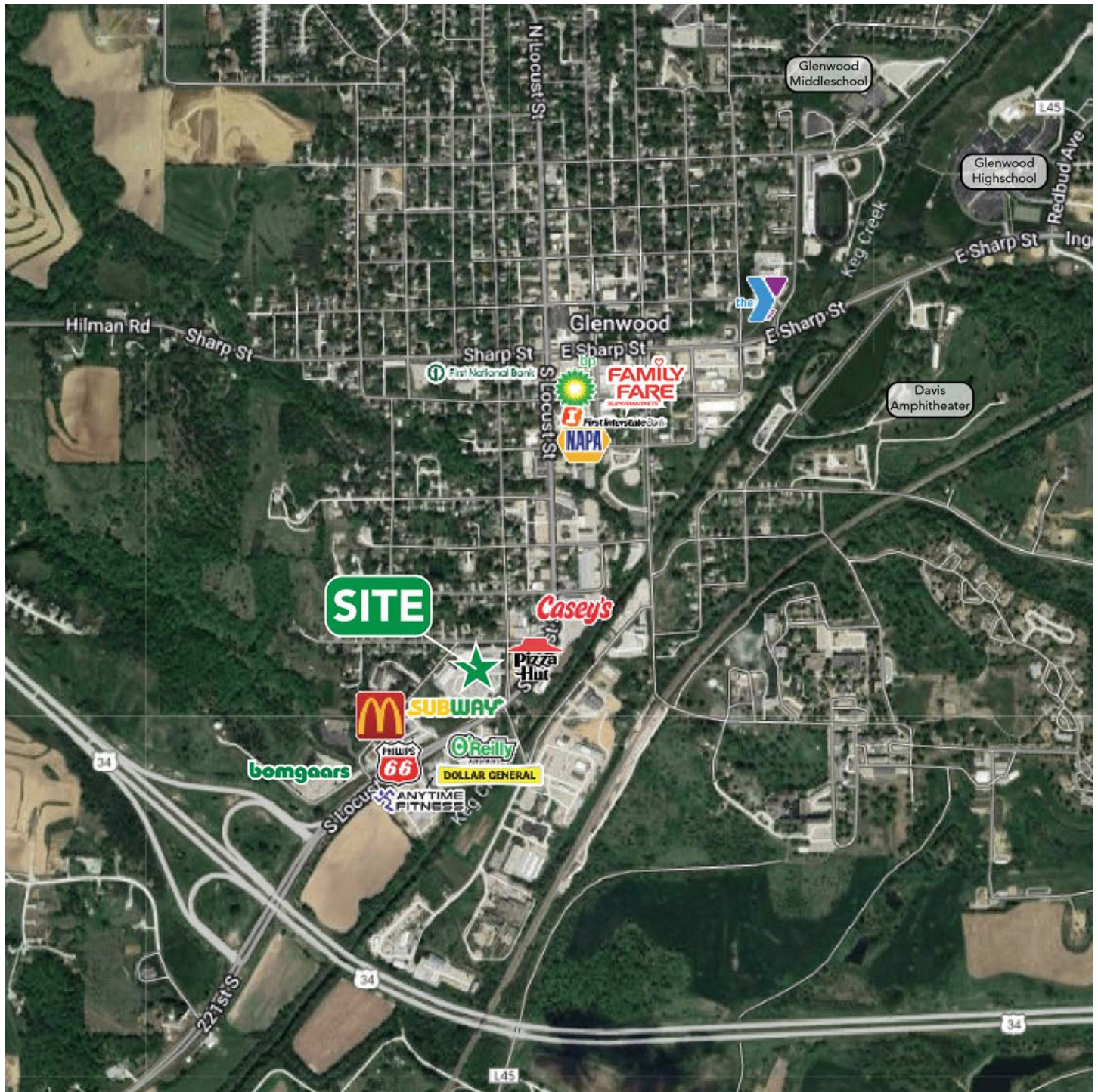
kirk@accesscommercial.com
 amber@accesscommercial.com
 emily@accesscommercial.com

O: (402) 502-1983
 C: (402) 618-5523
 C: (402) 992-0848

WWW.ACCESSCOMMERCIAL.COM



ACCESS Commercial, LLC



CONTACT LISTING AGENT FOR MORE INFORMATION:

Kirk Hanson
Amber Olson
Emily Faltys

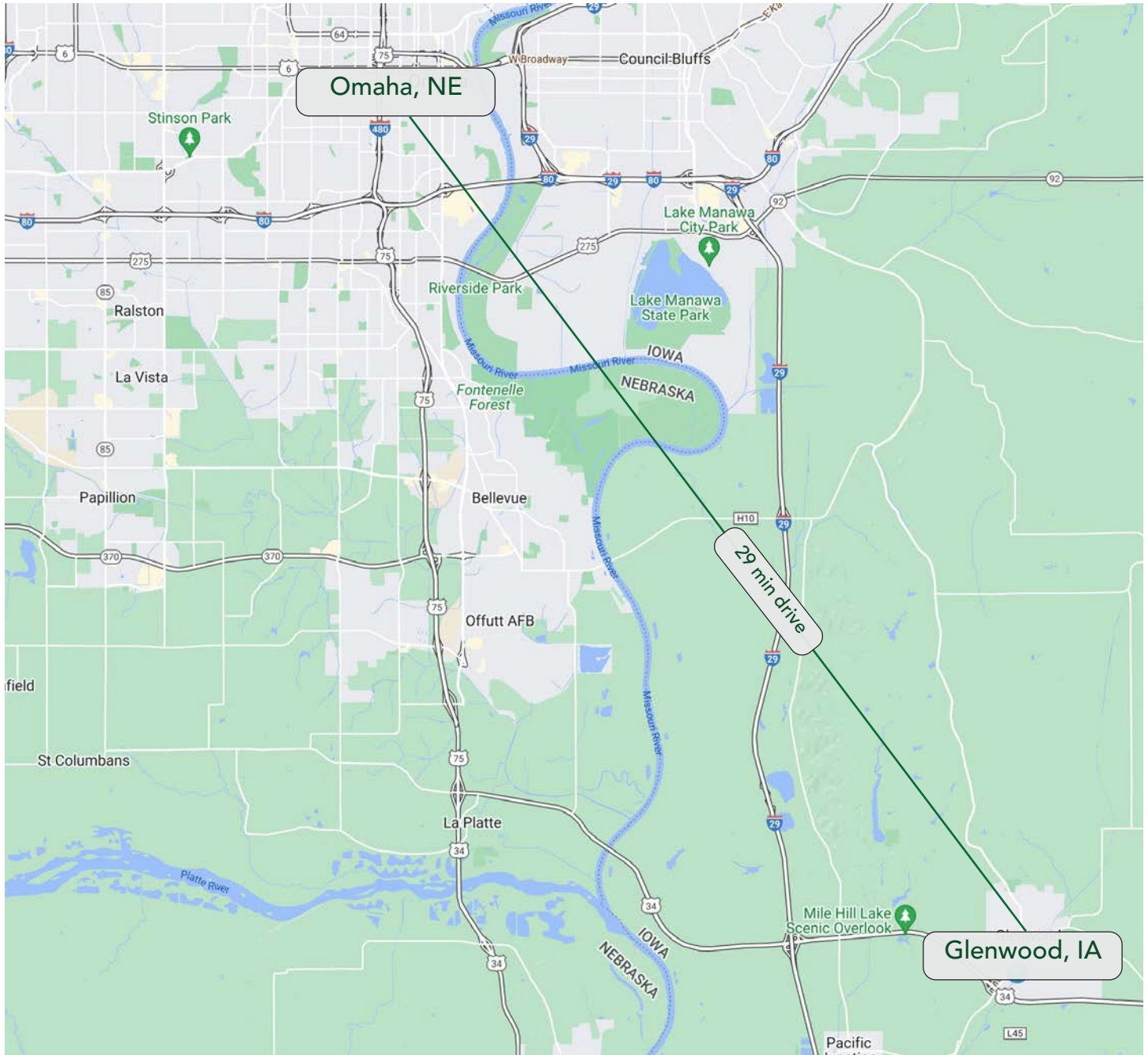
kirk@accesscommercial.com
amber@accesscommercial.com
emily@accesscommercial.com

O: (402) 502-1983
C: (402) 618-5523
C: (402) 992-0848

WWW.ACCESSCOMMERCIAL.COM



ACCESS Commercial, LLC



CONTACT LISTING AGENT FOR MORE INFORMATION:

Kirk Hanson
Amber Olson
Emily Faltys

kirk@accesscommercial.com
amber@accesscommercial.com
emily@accesscommercial.com

O: (402) 502-1983
C: (402) 618-5523
C: (402) 992-0848

WWW.ACCESSCOMMERCIAL.COM



ACCESS Commercial, LLC

ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



AMBER OLSON SENIOR BROKER ASSOCIATE

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



KIRK HANSON PRINCIPAL

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).

Kirk lives in Omaha, Nebraska with his wife and two sons. He enjoys spending his free time with his family and fishing.



EMILY FALTYS JR BROKERAGE ASSOCIATE

Emily is a dynamic and motivated graduate from the University of Nebraska-Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals. Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



CONTACT LISTING AGENTS FOR MORE INFORMATION:

Kirk Hanson
Amber Olson
Emily Faltys

kirk@accesscommercial.com
amber@accesscommercial.com
emily@accesscommercial.com

O: (402) 502-1983
C: (402) 618-5523
C: (402) 992-0848

WWW.ACCESSCOMMERCIAL.COM



facebook.com/accesscommercial



instagram.com/accessretail