



RETAIL SPACE

FOR SALE

731 12TH STREET | BELLE PLAINE, IA



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Property Details	
Address	731 12th Street Belle Plaine, IA 52208
Lot Size	0.07 acres
Building Size	1,984 SF
Year Built	1910
County	Benton
Zoning	C - Commercial
Legal Description	HUTTONS ADD E 25' LOT 1 BLK 6
Parcel #	03036225
Property Taxes	\$2,076
Sale Price	\$120,000

- Beautiful commercial building located in the heart of downtown Belle Plaine, IA
- Investment or Business Owner-occupier opportunity - Pharmacy still has lease in place with income being collected through August 2027 - with endless opportunities to rent main commercial level or upper potential residential unit
- Located on the corner of 8th Ave & 12th Street in the middle of the Central Business District
- Former Pharmacy space on main level with an upper level that would make an excellent residential unit to rent or owner-occupy!
- Easily convertible space footprint to variety of retail uses - restaurant, service, retail, office, etc.
- Building features a non-finished basement as well for extra storage
- Former Pharmacy space is in excellent condition and recently remodeled

731 12th Street | Belle Plaine, IA

PROPERTY PHOTOS

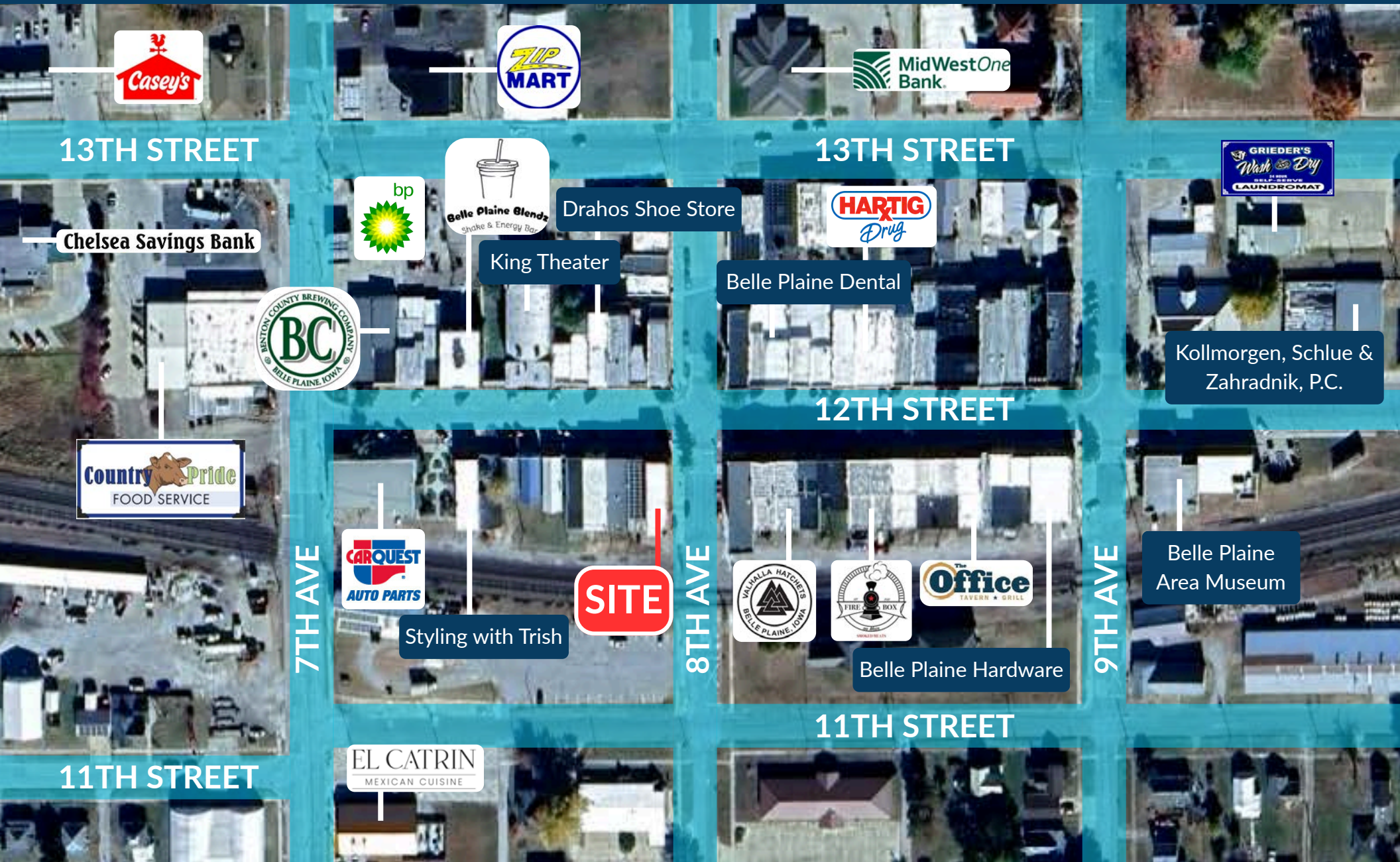


417 1st Avenue SE | Cedar Rapids, IA 52401

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AERIAL MAP



731 12th Street | Belle Plaine, IA



PARCEL MAP

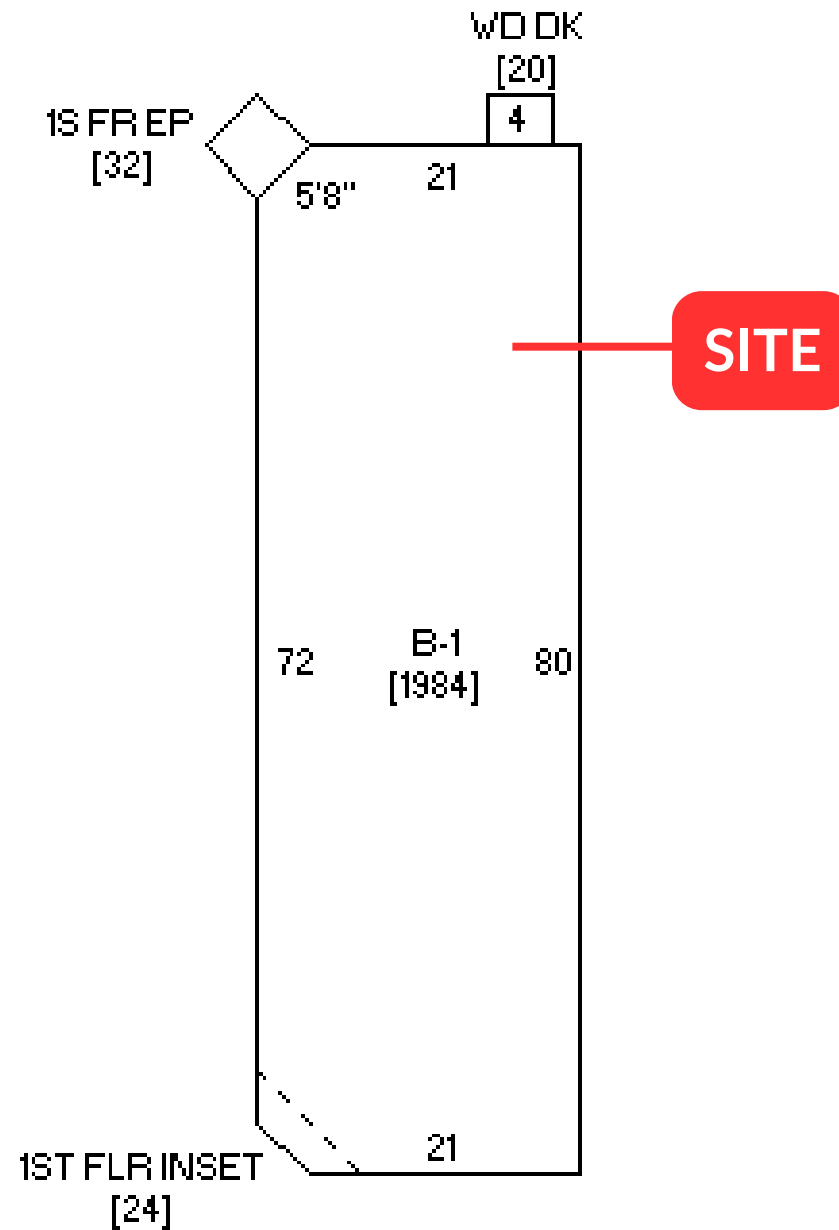


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SITE PLAN





ICR IOWA OVERVIEW

Belle Plaine, Iowa—located within the Iowa City–Cedar Rapids region (ICR Iowa)—is a community with a proud heritage and strong growth potential. Serving as a hub for surrounding rural areas, Belle Plaine offers unique opportunities for commercial activity. The city benefits from a central location along Highway 21, providing convenient access to both Cedar Rapids and Des Moines. Its historic downtown district offers a walkable, small-town atmosphere that fosters community connection and draws consistent local engagement. As Belle Plaine invests in revitalization and development, demand is rising for new services and amenities.



Iowa ranked #1 overall best state



8.9% employment growth rate in ICR Iowa



Iowa ranked #2 best cost of doing business

ICR Iowa




Population	463,000
Jobs	729,401
Companies	10,000+
Counties	7
Cities	60
School Districts	7
Colleges & Universities	94%

Top Employers of ICR Iowa

University of Iowa	29,700
Collins Aerospace	9,000
St. Luke's Hospital	2,979
Cedar Rapids School District	2,879
Transamerica	2,600



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	896	933	955
	2025 Population	2,111	2,513	3,001
	Annual Population Growth Rate	-0.18%	-0.18%	-0.16%
	2025 Median Age	44.2	44.2	44.6
	2025 Total Households	967	1,119	1,316
	Annual Household Growth Rate	-0.29%	-0.29%	-0.26%
	2025 Average Household Income	\$80,190	\$80,298	\$82,823
	Daily Traffic Count: 4,250 VPD			



CONTACTS



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