

Free-Standing Building with Drive-Thru

3161 Joliet Avenue
Missouri Valley, Iowa 51555
www.cbre.com/nebraska

Former Fast Food Building



Free-Standing Building

3161 Joliet Avenue | Missouri Valley, Iowa 51555

For Lease/Sale



Property Information

Building Size

4,828 SF

Sale Price

\$1,250,000

Lease Rate

\$27.00 PSF, NNN

Real Estate Taxes – 2024

\$37,192.00

Additional Details

Building Size	4,828 SF
Lot Size	1.67 AC / 72,745.2 SF
Year Built	1996
Zoning	Commercial

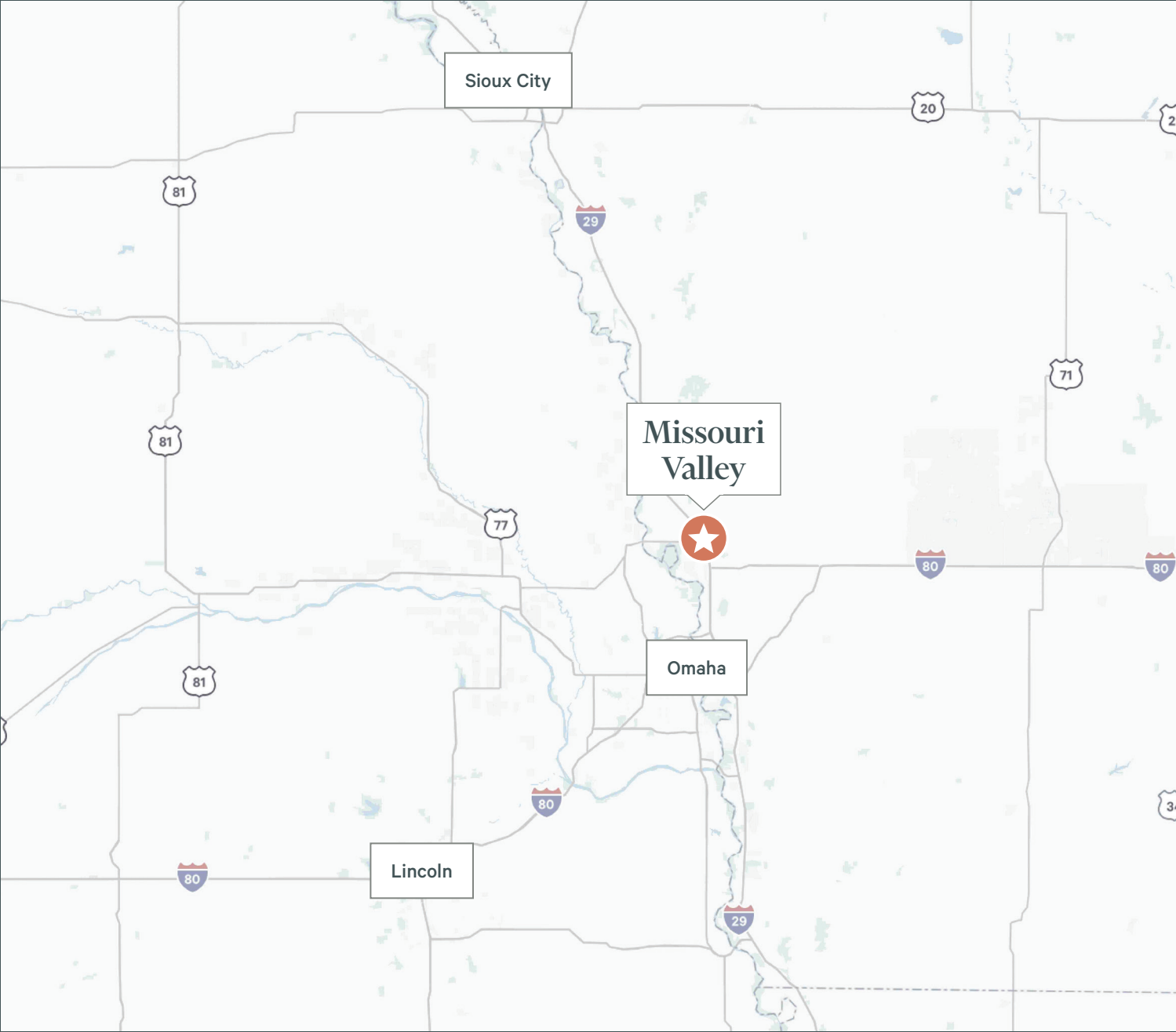
Features

- + Former free-standing fast food restaurant located just off I-29 and Hwy 30 in Missouri Valley, Iowa
- + Well-positioned along Highway 30 surrounded by many retailers
- + Excellent monument signage that is visible from the I-29 exchange
- + Building has drive-through capabilities and existing FF&E in place
- + Missouri Valley is conveniently located along I-29 and approximately 24 miles from Omaha, NE, 88 miles from Lincoln, NE & 73 miles from Sioux City, IA
- + 2024 Traffic Counts
 - 17,300 vehicles per day along I-29
 - 4,790 vehicles per day along Hwy 30

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Distance from Site	Miles	Travel Time
Omaha	24 mi.	25 min.
Lincoln	88 mi.	1 hr. 11 min.
Sioux City	73 mi.	1 hr. 5 min.

2025 Demographics	1 Mile	3 Miles	5 Miles
Population	114	3,342	4,340
Businesses	29	198	217
2025-2030 Population Growth Rate	0.17%	0.14%	0.26%
Daytime Population	351	3,144	3,674

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Contact Us

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