

MARSHALLTOWN MALL PROPERTIES

2500 S Center, Marshalltown, IA 50158

MALL UNDER NEW OWNERSHIP

FOR SALE



GOOGLE MAPS

FEATURES

Marshall Town Mall is now under new ownership with renovations and new national retail tenants being announced in early 2025!

Along with this exciting redevelopment news for city of Marshalltown, three (3) improved parcels and two (2) pad sites that front on heavily trafficked So. Center St. are being offered for sale. So. Center St. (Iowa State Highway 14) has an estimated vehicle count of 17,900 per day. This is an opportunity to purchase single or multiple properties in the largest retail development in Marshalltown.

PROPERTIES

LOT 3

**Single Tenant Building: 100% Leased
CHINA BUFFET - Lease expiration
date - 06/30/2028
2614 S Center Street
Marshalltown, IA 50158**

Building Size: 3,300 SF
Parcel: 134' x 129' = 17,424 SF
Annual RE Taxes: \$7,940.00
Parcel ID: 8318-11-252-006
Selling Price: \$865,000

LOT 8

Land North Parcel

Lot Size: 62,068 SF
Parcel ID: 8318-11-252-001
Selling Price: \$599,000

LOT 6

**Multi-Tenant Strip - 100% Leased
2414 S Center Street
Marshalltown, IA 50158**

TENANTS:

**T-Mobile - 2400 sf - Lease expiration
date - 06/30/2028
Miracle Ear - 1050 sf - Lease
expiration date - 02/28/2029
Eyemart Optical - 1200 sf - Lease
expiration date - 11/30/2027**

Building Size: 4,800 SF
Parcel: 114' x 176' = 20,037 SF
Annual RE Taxes: \$22,248.00
Parcel ID: 8318-11-252-003
Selling Price: \$1,900,000

LOT 7

**Single Tenant Vacant Building
Former Arby's
2410 S Center Street
Marshalltown, IA 50158**

Building Size: 2,990 SF
Parcel: 114' x 208' = 23,522 SF
Annual RE Taxes: \$23,396.26
Parcel ID: 8318-11-252-006
Selling Price: \$985,000

LOT 9

Land Northeast Parcel

Lot Size: 149,846 SF
Parcel ID: 8318-11-252-009
Selling Price: \$599,000

Agent: Dennis Thaumert
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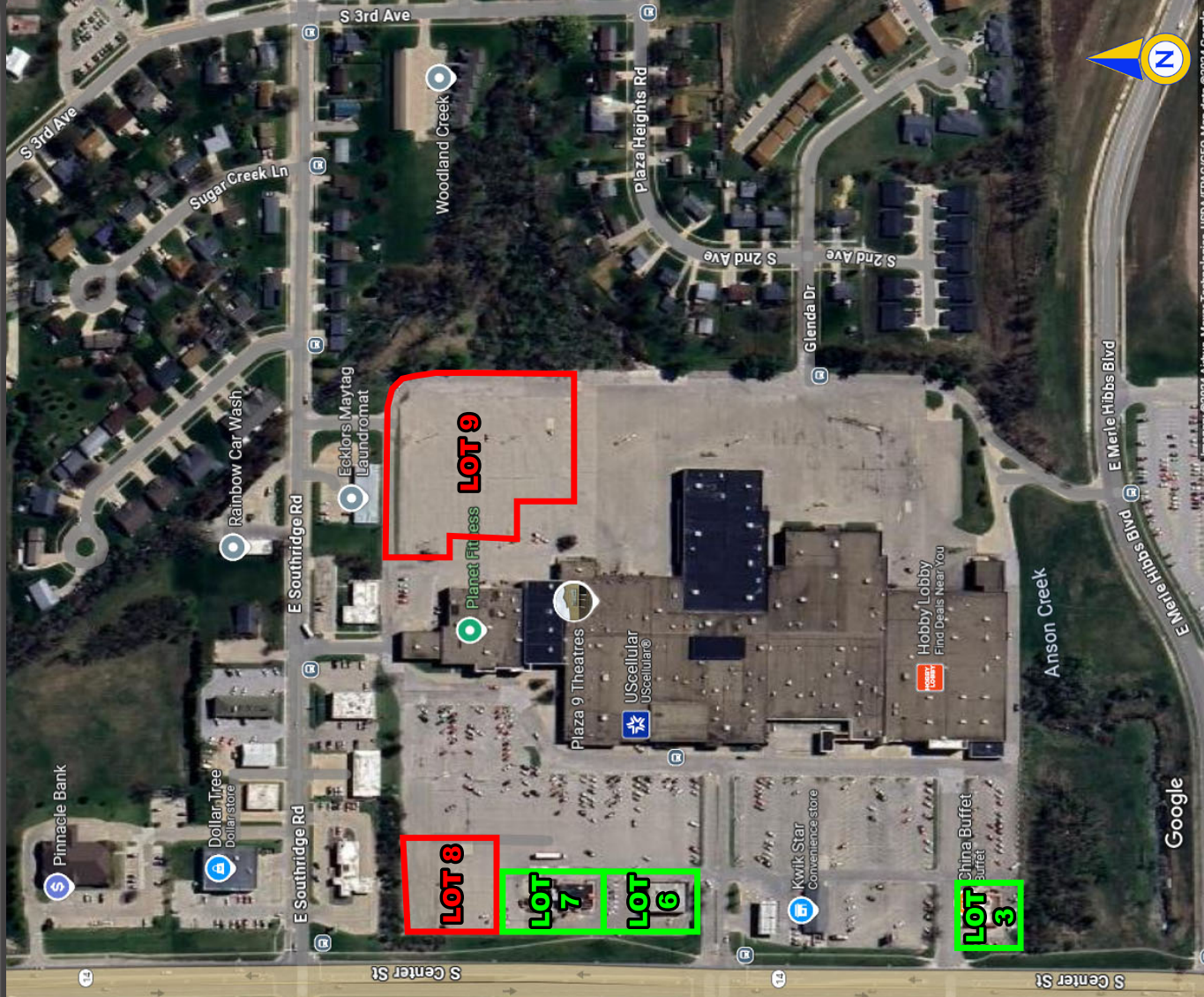
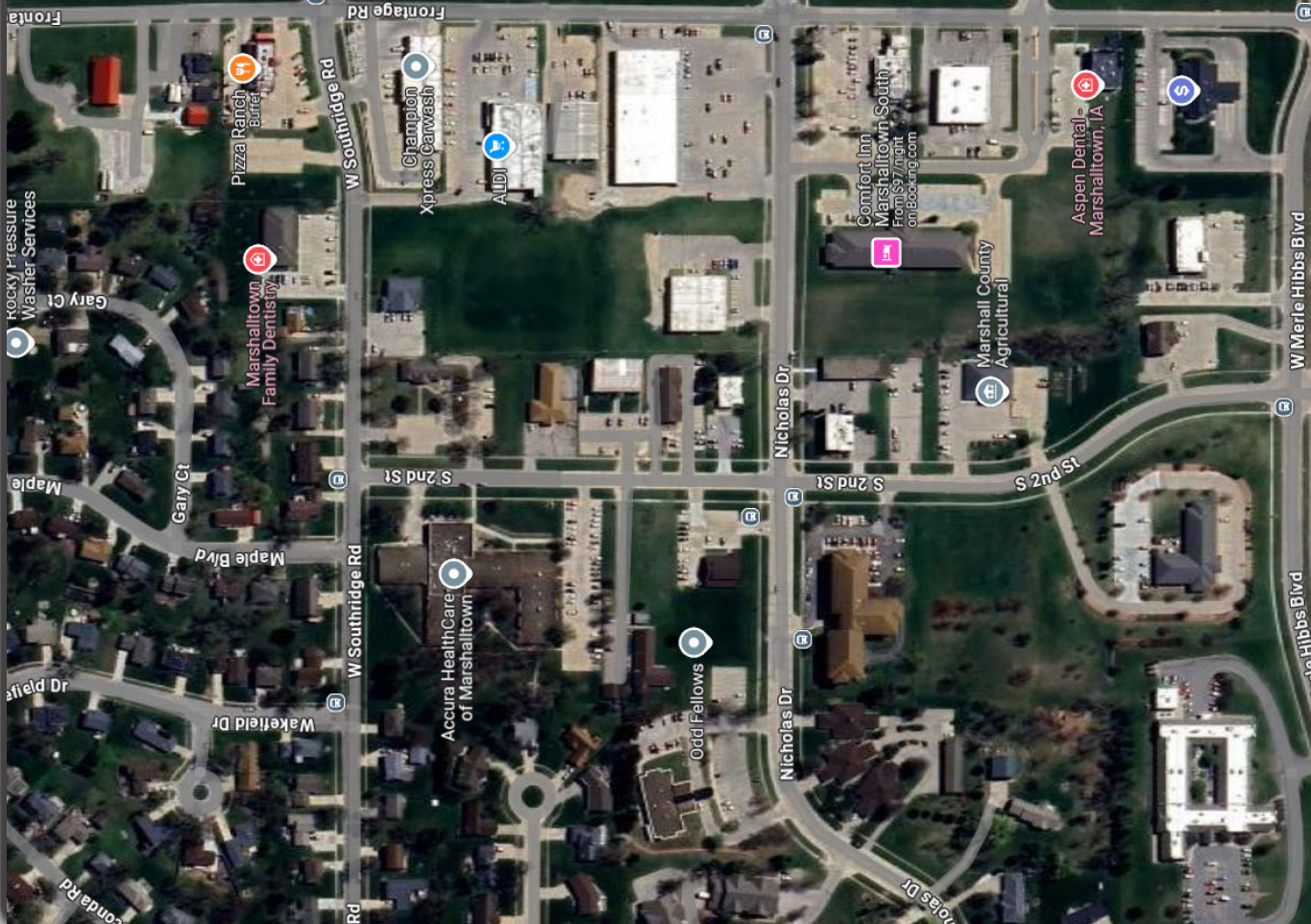
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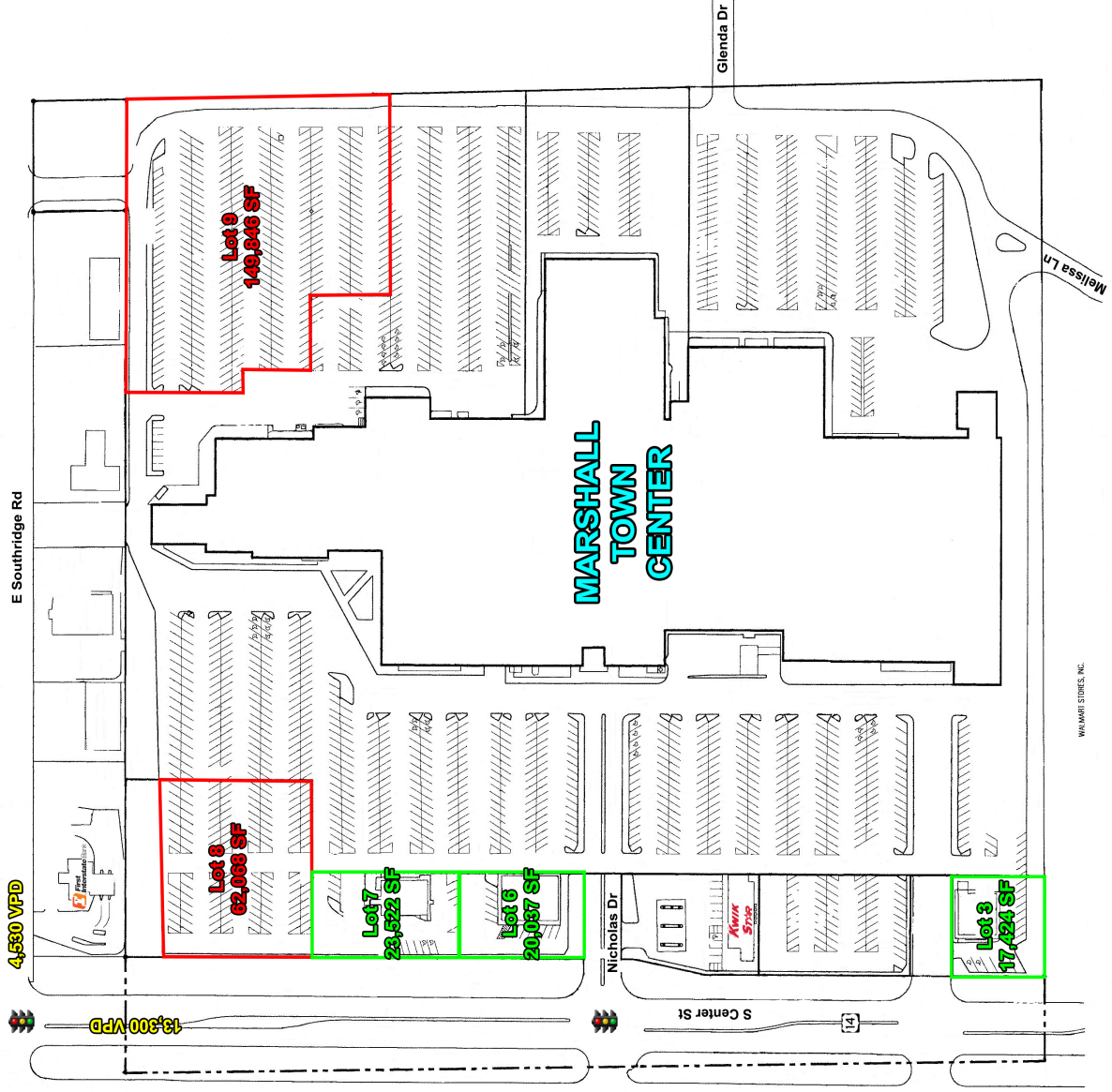


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MAJOR MALL RENOVATION AND NEW NATIONAL RETAIL TENANTS CONING IN 2025



WMAWP STORES, INC.

MARSHALLTOWN MALL PROPERTIES

2500 S Center, Marshalltown, IA 50158

Lat/Lon: 42.0151/-92.9118

2500 S Center St Marshalltown, IA 50158	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	6,693	26,673	29,383
2029 Projected Population	6,837	27,432	30,229
2020 Census Population	6,884	26,866	29,580
2010 Census Population	6,250	26,569	29,508
Projected Annual Growth 2024 to 2029	0.4%	0.6%	0.6%
Historical Annual Growth 2010 to 2024	0.5%	-	-
2024 Median Age	37.3	34.7	35.8
Households			
2024 Estimated Households	2,676	10,075	11,021
2029 Projected Households	2,670	10,100	11,061
2020 Census Households	2,743	10,127	11,069
2010 Census Households	2,534	10,132	11,093
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	0.4%	-	-
Race and Ethnicity			
2024 Estimated White	70.5%	64.1%	65.6%
2024 Estimated Black or African American	3.0%	3.2%	3.1%
2024 Estimated Asian or Pacific Islander	6.1%	5.7%	5.4%
2024 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.0%
2024 Estimated Other Races	19.3%	26.0%	24.9%
2024 Estimated Hispanic	26.2%	33.6%	32.1%
Income			
2024 Estimated Average Household Income	\$91,555	\$86,050	\$87,084
2024 Estimated Median Household Income	\$75,786	\$68,815	\$69,510
2024 Estimated Per Capita Income	\$36,989	\$32,684	\$32,911
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.7%	9.6%	9.1%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	6.4%	6.2%
2024 Estimated High School Graduate	32.3%	31.6%	32.2%
2024 Estimated Some College	16.5%	19.6%	19.6%
2024 Estimated Associates Degree Only	10.0%	10.6%	10.8%
2024 Estimated Bachelors Degree Only	19.5%	14.9%	15.2%
2024 Estimated Graduate Degree	10.4%	7.2%	7.0%
Business			
2024 Estimated Total Businesses	263	954	1,026
2024 Estimated Total Employees	2,856	9,799	10,256
2024 Estimated Employee Population per Business	10.9	10.3	10.0
2024 Estimated Residential Population per Business	25.5	28.0	28.7