

The Lerner Company

BROKERAGE • DEVELOPMENT • MANAGEMENT
TENANT REPRESENTATION • INVESTMENT SALES

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RETAIL ADVISORS



OUTLOTS FOR SALE

Marshalltown Mall Outlots

2500 S Center, Marshalltown, IA 50158



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MARSHALLTOWN MALL

2500 S Center, Marshalltown, IA 50158

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FEATURES:

Lot 8 - Size 62,068 SF

- Retail Pad Site on Marshalltown Mall property
- Great exposure with frontage on So. Center St
- Signage visible at eye level to the street

Lot 9 - Size 149,846 SF

- Ideal for multi-family or office development
- Easy access to main thoroughfares
- Close to all amenities and services

Total

211,914 SF

Available SF

211,914 SF

Size Range

62,068 -149,846 SF

Available

Immediately

Traffic Counts

S. Center & Southridge
16,700 vpd

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THE CITY OF MARSHALLTOWN, COUNTY OF MARSHALL, STATE OF IOWA

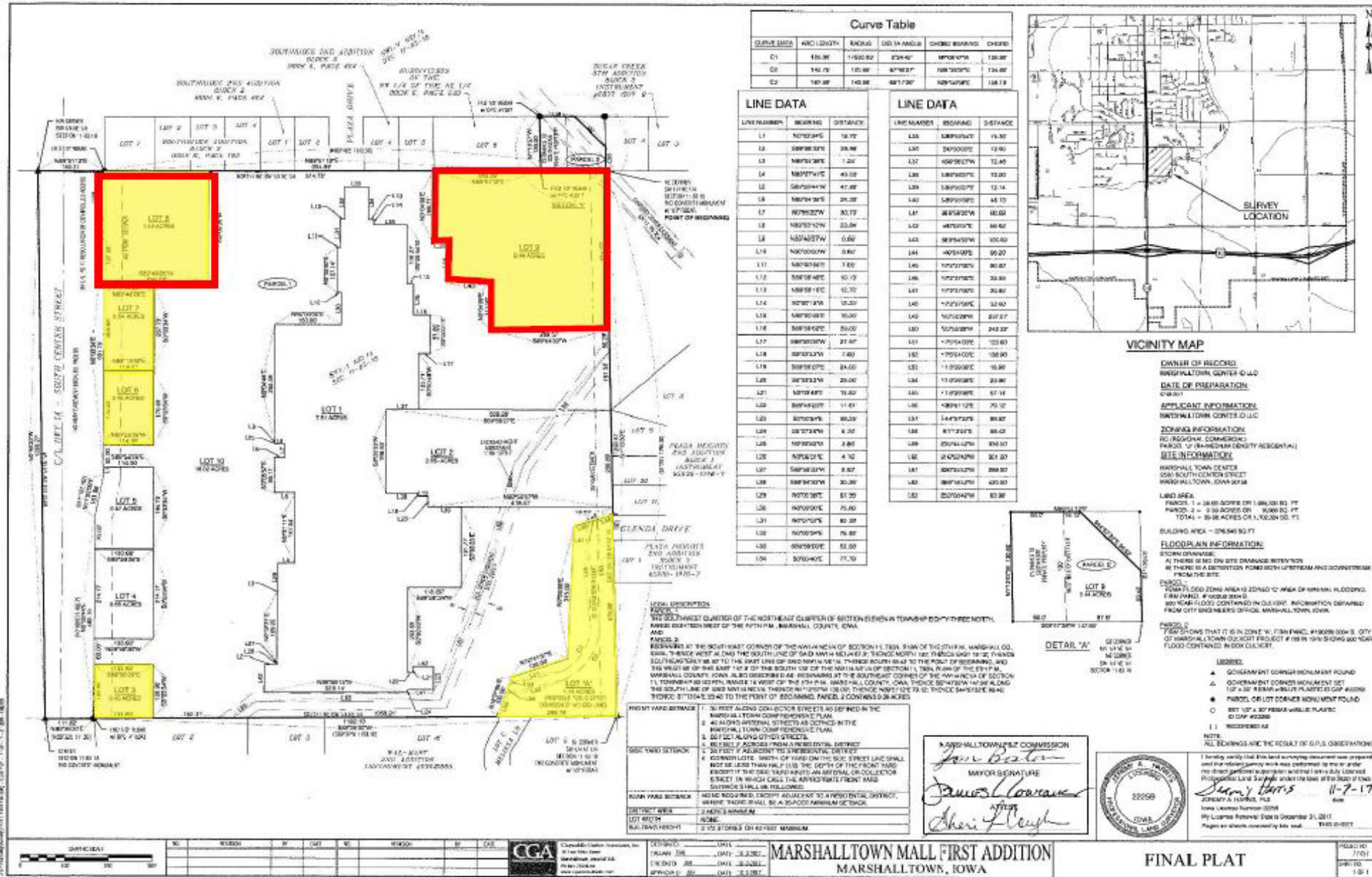
Both lots are included in the Marshalltown Urban Renewal plan, Amendment 7, and may be eligible for TIF funding.

LISTED SELLING PRICE \$599,000

MARSHALLTOWN MALL FIRST ADD, LOT 8 – Land North Parcel – 62,068 sf - Parcel ID # 8318-11-252-001.

LISTED SELLING PRICE \$599,000

MARSHALLTOWN MALL FIRST ADD, LOT 9 –Land Northeast Parcel – 149,846 sf - Parcel ID # 8318-11-252-009



The City of Marshalltown, County of Marshall, State of Iowa.

- MARSHALLTOWN MALL FIRST ADD, LOT 3 – Chinese Restaurant Building - 17,424 sf
- ★ MARSHALLTOWN MALL FIRST ADD, LOT 8 – Vacant Land North Parcel – 62,068 sf
- MARSHALLTOWN MALL FIRST ADD, LOT 7 - Arby's Building – 23,522 sf
- MARSHALLTOWN MALL FIRST ADD, LOT 6 – Multi-Tenant Strip Building – 20,037 sf
- ★ MARSHALLTOWN MALL FIRST ADD, LOT 9 – Vacant Land Northeast Parcel - 3.44 acres
- MARSHALLTOWN MALL FIRST ADD, LOT A – Vacant Land Southeast Parcel – 1.46 acres

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RS1

Lat/Lon: 42.0495/-92.908

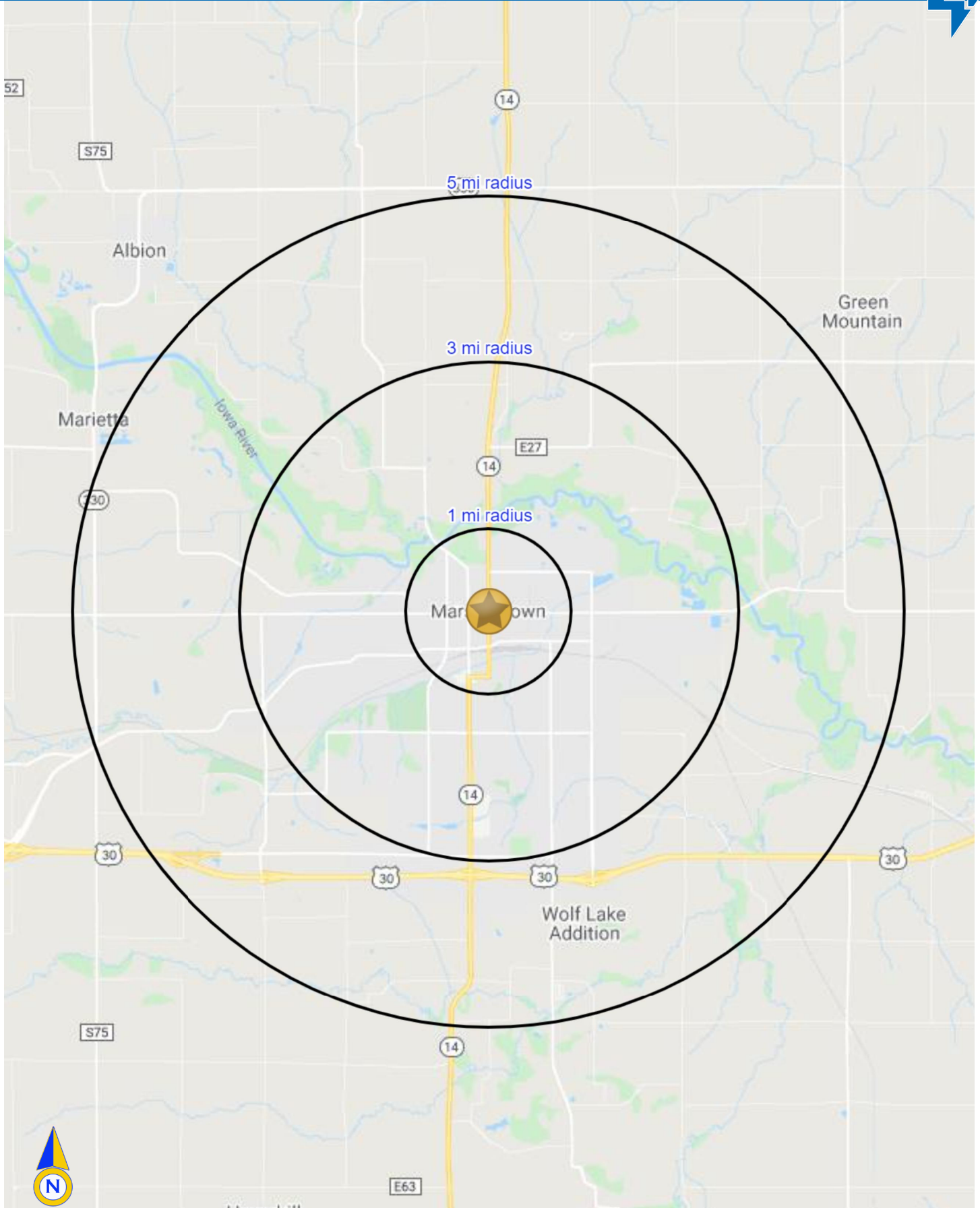
Marshalltown, IA 50158		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	11,172	26,463	28,678
	2026 Projected Population	10,319	24,918	27,032
	2010 Census Population	11,820	27,272	29,551
	2000 Census Population	11,277	25,700	28,154
	Projected Annual Growth 2021 to 2026	-1.5%	-1.2%	-1.1%
	Historical Annual Growth 2000 to 2021	-	0.1%	-
	2021 Median Age	29.8	37.0	37.5
HOUSEHOLDS	2021 Estimated Households	4,014	9,900	10,751
	2026 Projected Households	3,868	9,708	10,551
	2010 Census Households	4,291	10,246	11,131
	2000 Census Households	4,409	10,071	10,990
	Projected Annual Growth 2021 to 2026	-0.7%	-0.4%	-0.4%
	Historical Annual Growth 2000 to 2021	-0.4%	-	-0.1%
RACE AND ETHNICITY	2021 Estimated White	71.0%	77.6%	78.5%
	2021 Estimated Black or African American	4.7%	3.2%	3.0%
	2021 Estimated Asian or Pacific Islander	3.5%	5.1%	5.1%
	2021 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.6%
	2021 Estimated Other Races	19.8%	13.4%	12.8%
	2021 Estimated Hispanic	47.8%	31.5%	29.9%
INCOME	2021 Estimated Average Household Income	\$62,202	\$70,213	\$71,690
	2021 Estimated Median Household Income	\$48,607	\$57,635	\$58,934
	2021 Estimated Per Capita Income	\$22,369	\$26,562	\$27,166
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	15.9%	10.9%	10.4%
	2021 Estimated Some High School (Grade Level 9 to 11)	10.3%	8.3%	8.0%
	2021 Estimated High School Graduate	35.5%	33.3%	33.3%
	2021 Estimated Some College	19.6%	18.9%	19.1%
	2021 Estimated Associates Degree Only	8.1%	9.6%	9.8%
	2021 Estimated Bachelors Degree Only	8.1%	13.7%	13.9%
	2021 Estimated Graduate Degree	2.4%	5.3%	5.4%
BUSINESS	2021 Estimated Total Businesses	483	912	1,002
	2021 Estimated Total Employees	4,907	10,461	11,351
	2021 Estimated Employee Population per Business	10.2	11.5	11.3
	2021 Estimated Residential Population per Business	23.1	29.0	28.6

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At The Lerner Company we are dedicated to one goal – providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers. We see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that – a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day at The Lerner Company is a pleasure, not a contest.

Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our management portfolio currently exceeds four million square feet.

From identifying potential problems and finding solutions, to providing our clients with reliable contractors, our property management team works together to better serve you. We strive to meet your needs with customizable, hands-on service.

We encourage you to take advantage of our team experiences in development, financing, law, management, strategic planning, research, retailing or tenant representation. We pledge to be innovative and create value for your benefit and the benefit of our community.

We would further like to thank those of you who have built relationships with the Lerner Team over the years. We truly appreciate the trust and confidence you have bestowed upon us.

Leasing • Tenant Representation • Development • Brokerage • Investments Sales • Property Management

10855 W. Dodge Rd., Ste. 270 • Omaha, NE 68154

402-330-5480 (p) 402-330-3109 (f)

www.lernerco.com

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