

FOR SALE / LEASE

16190 LAUREL ST

16190 SOUTHEAST LAUREL STREET WAUKEE, IA 50263



PROPERTY DESCRIPTION

19,320 Industrial building for sale or lease. Vacancy is built out as a dance studio.

PROPERTY HIGHLIGHTS

- 19,320 SF building (4,286 SF Office)
- 5,260 SF leased to tenant
- Built in 1994
- Zoned M1
- 6 dock height doors
- 4 drive in doors
- 13-17 ceiling height

OFFERING SUMMARY

Sale Price:	\$2,225,000
Lease Rate:	Negotiable
Lot Size:	1.27 Acres
Building Size:	19,320 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	327	1,204	5,321
Total Population	769	2,998	13,739
Average HH Income	\$90,166	\$99,196	\$114,271



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MITCH PHILLIPS

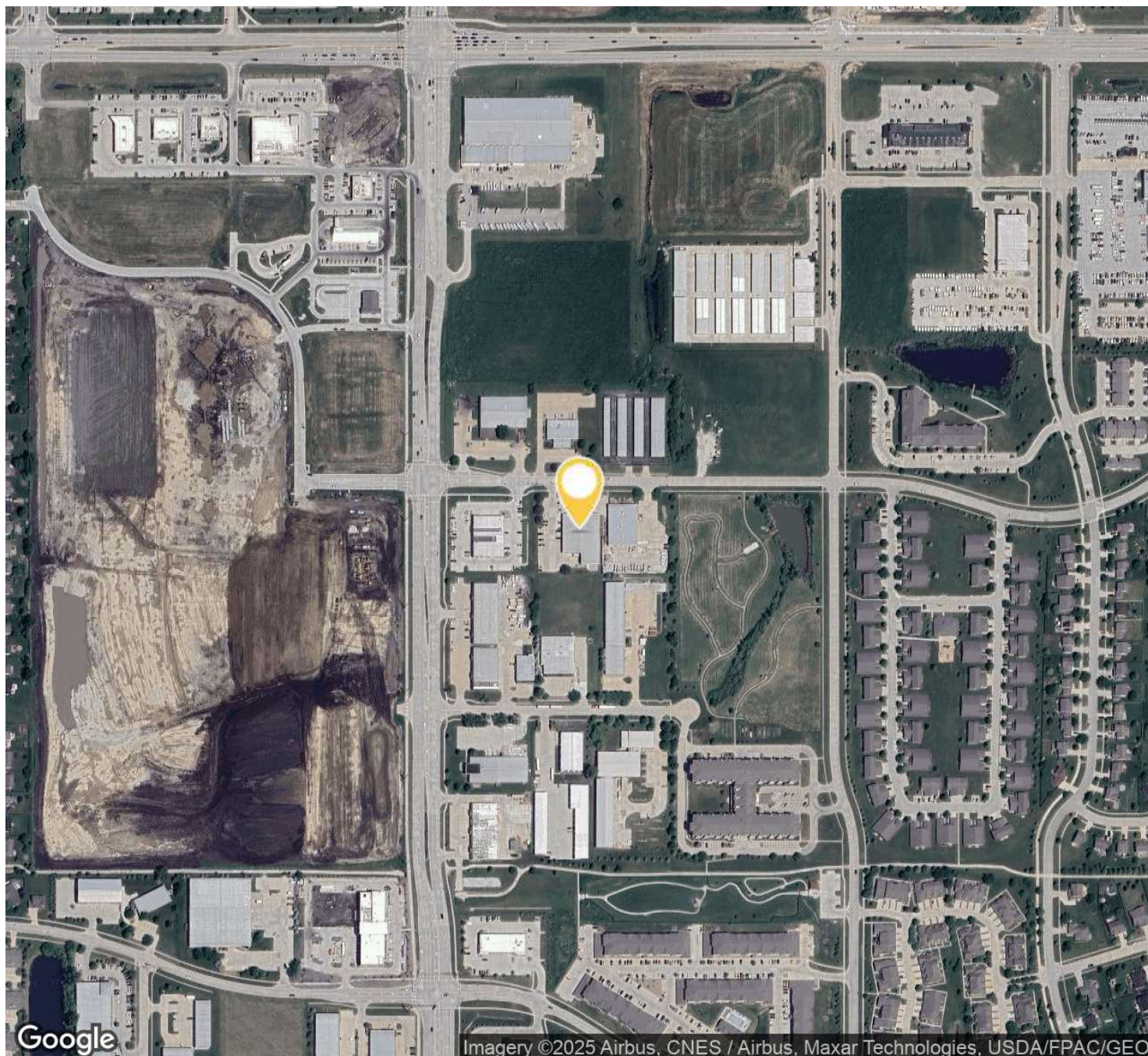
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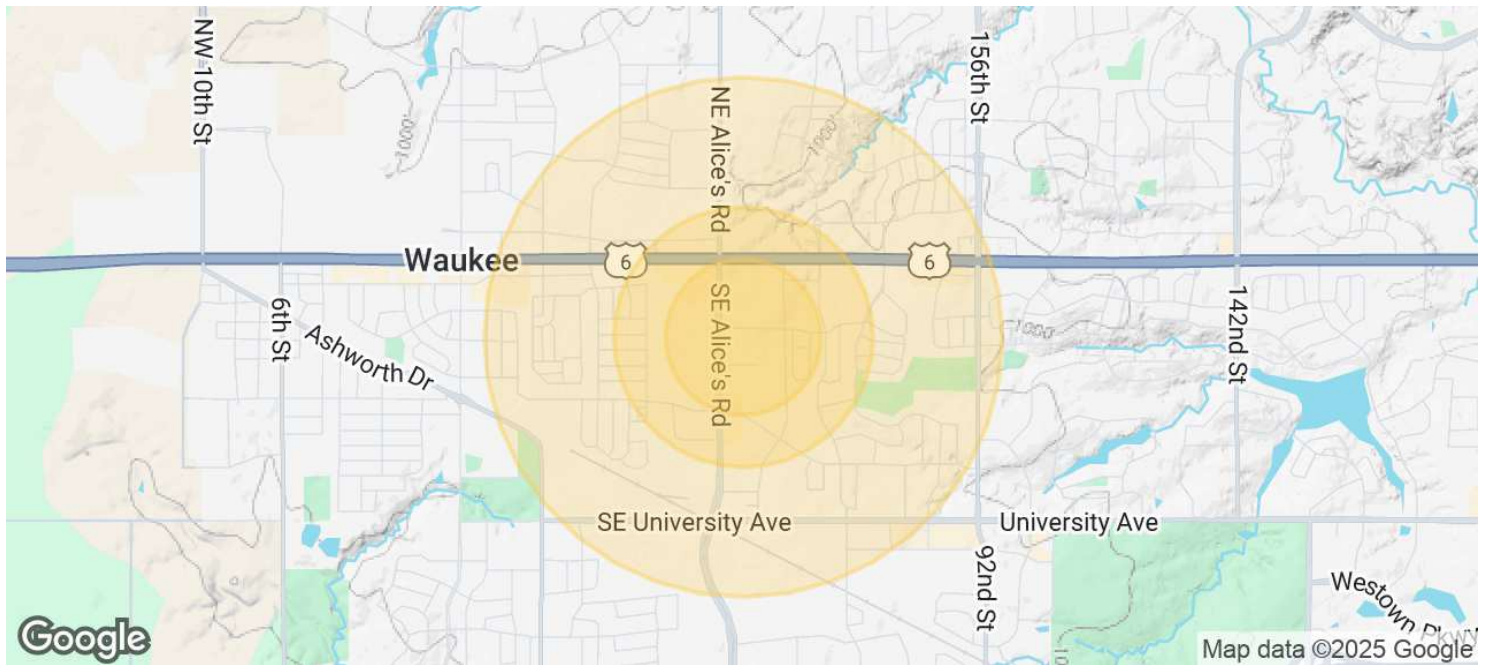
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	769	2,998	13,739
Average Age	37	37	36
Average Age (Male)	34	35	34
Average Age (Female)	40	40	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	327	1,204	5,321
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$90,166	\$99,196	\$114,271



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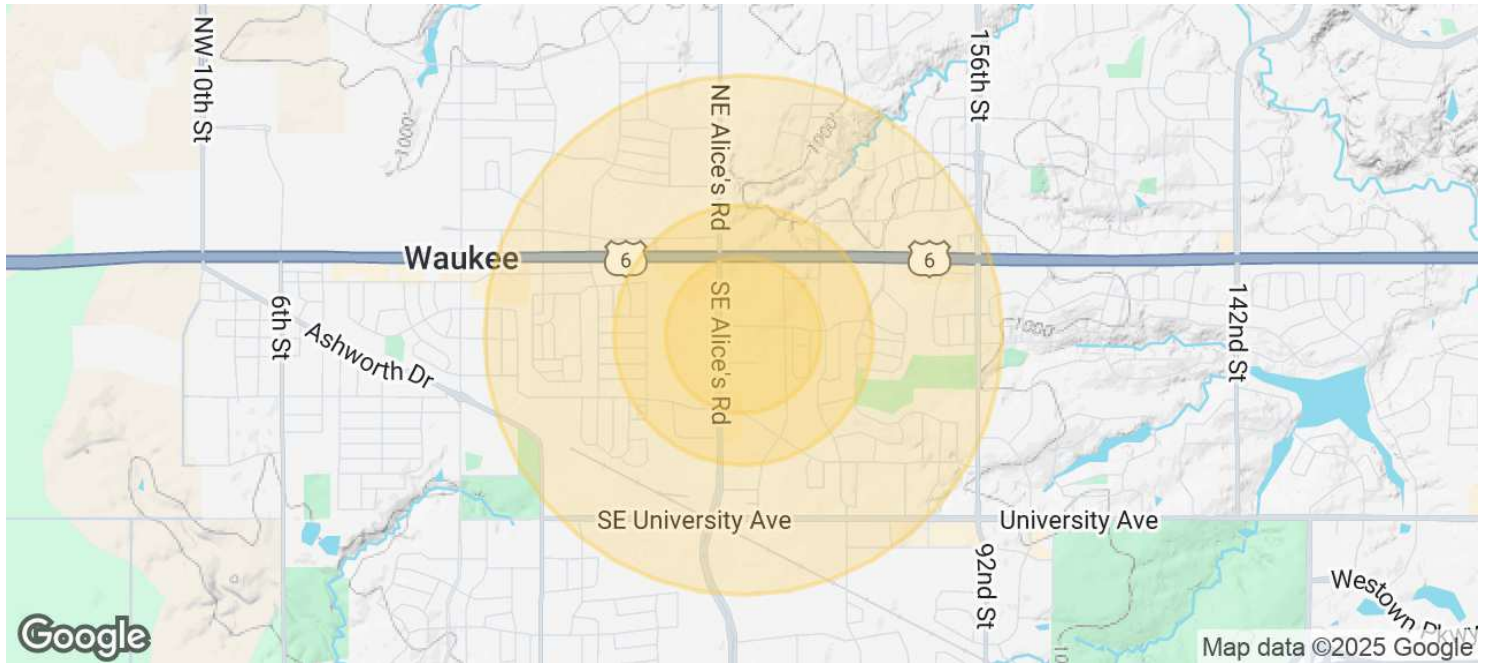
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Average House Value

\$291,984

\$305,725

\$335,994

Demographics data derived from AlphaMap

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