



4th Street SW (18,963 VPD)

1.58 ac
For ground lease

JLL SEE A BRIGHTER WAY

2201 4th Street SW
Mason City, Iowa 50401

For lease

Redevelopment opportunity

Former Perkins available
for ground lease

Lot size: 1.58 ac

Property overview

Availability: 1.58 ac (68,955 SF)

Lease rate: Negotiable

- Existing 5,047 SF building (former Perkins) with space to expand on parcel or redevelop
- Exposure to 31,310 Vehicles Per Day Along 4th St. SW
- Highway 122 frontage with multiple points of access, situated along the main east/west throughfare through Mason City and Clear Lake
- Adjacent to Hampton Inn, across from Target and Fleet Farm, other nearby retailers include Tractor Supply, Menard's, Hy-Vee, Culver's, and Hobby Lobby

Contact broker for
additional information

jll.com/des-moines

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Demographics

	1 mile	3 miles	5 miles
Est. population	4,227	23,055	27,561
Est. households	2,177	10,648	12,598
Est. Average HH income	\$66,618	\$58,668	\$62,419

Traffic counts

4th St SW	18,963 VPD
N Taft Ave	6,540 VPD
N Eisenhower Ave	8,000 VPD

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