

For Sale & Lease

3,510 SF | \$1,300,000
Retail Space



1410 Flammang Dr

Waterloo, Iowa 50702

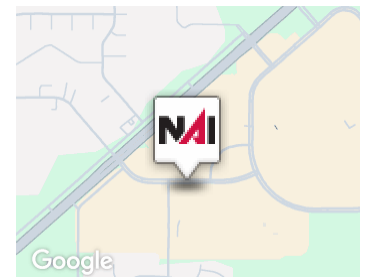
Property Overview

Grocery store anchored (HyVee) site located next to Walmart, Dick's Sporting Goods, Hobby Lobby, Best Buy and more.

Property includes a 3,510 SF restaurant with drive thru and pylon sign on a 0.59 AC lot.

Located near the intersection Hwy 20 (24,800 AADT) and I-380 (24,400 AADT).

Next to the BLVD at the Crossroads, where the former Crossroads Mall is being transformed into a modern, mixed-use community with a dynamic mix of residential, retail, office, and entertainment spaces.



Offering Summary

Sale Price:	\$1,300,000
Lease Rate:	\$35 SF/yr (NNN)
Building Size:	3,510 SF

For More Information

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