

FOR LEASE - FORMER K-MART

2501 N BROADWAY ST, RED OAK, IA 51566

RETAIL | 40,000 SF | \$4.00 SF/YR (NNN)



COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Daniel J. Goaley

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PROPERTY DESCRIPTION

This property was formerly occupied by K-Mart. There is ample parking which provides for expansion for any future tenant. Building contains a former automotive department that can be converted to offices and a back storage area for deliveries.

PROPERTY HIGHLIGHTS

- Immediate Access to Highway 34 which connects to all parts of Iowa.
- Wide open building with 16 FT clear ceiling height
- Excessive parking field that circulates the building
- 4 drive doors for all auto related uses surrounded by various manufacturing and retail users

LOCATION DESCRIPTION

Property is located on the corner of Highway 30 and N Broadway Street, Red Oak Iowa's "main and main". This is highly visible from all directions providing the best exposure for all users.

OFFERING SUMMARY

Lease Rate:	\$4.00 SF/yr (NNN)
Available SF:	40,000 SF
Lot Size:	5.35 Acres
Building Size:	40,000 SF

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LEE & ASSOCIATES

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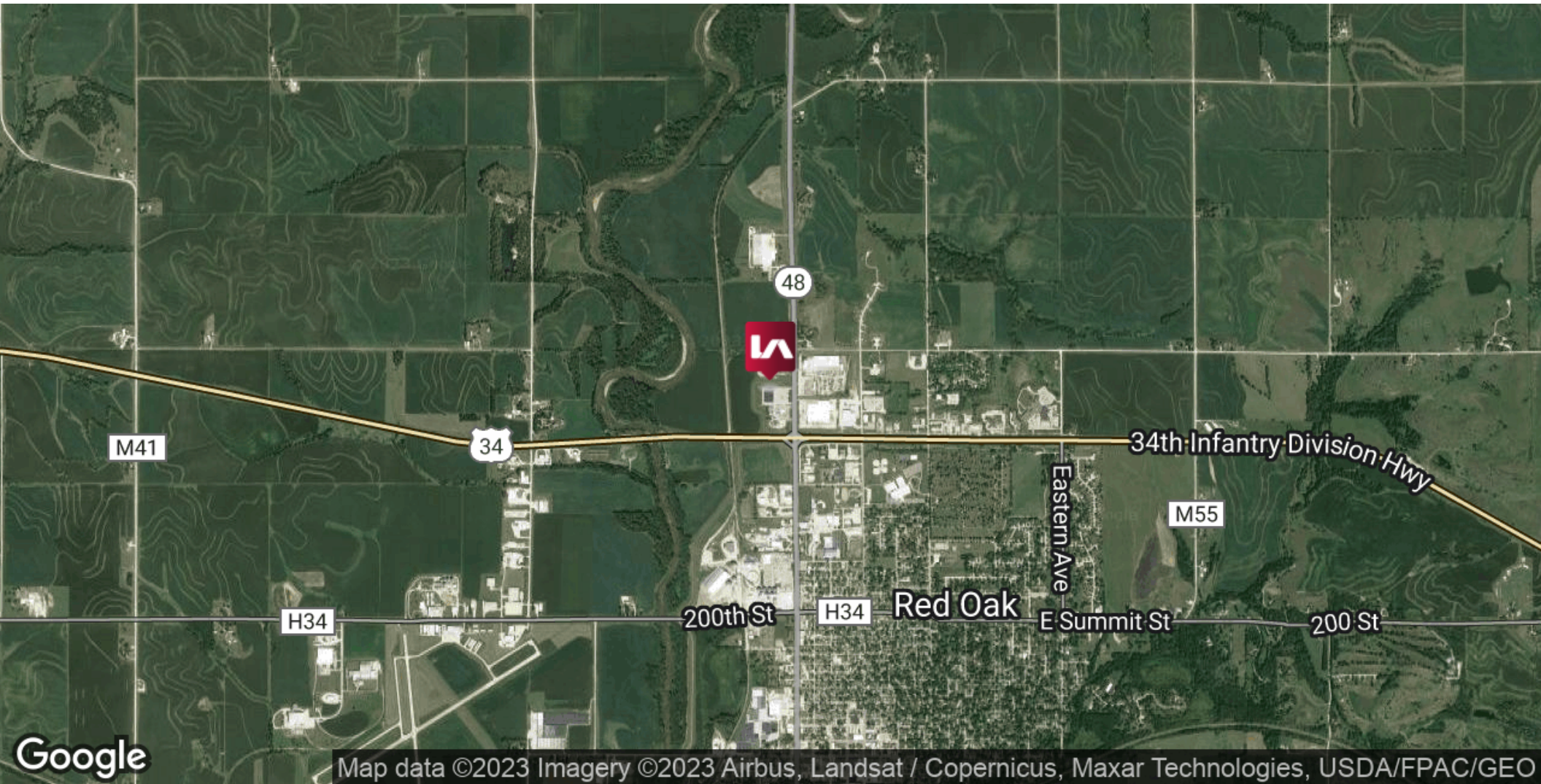
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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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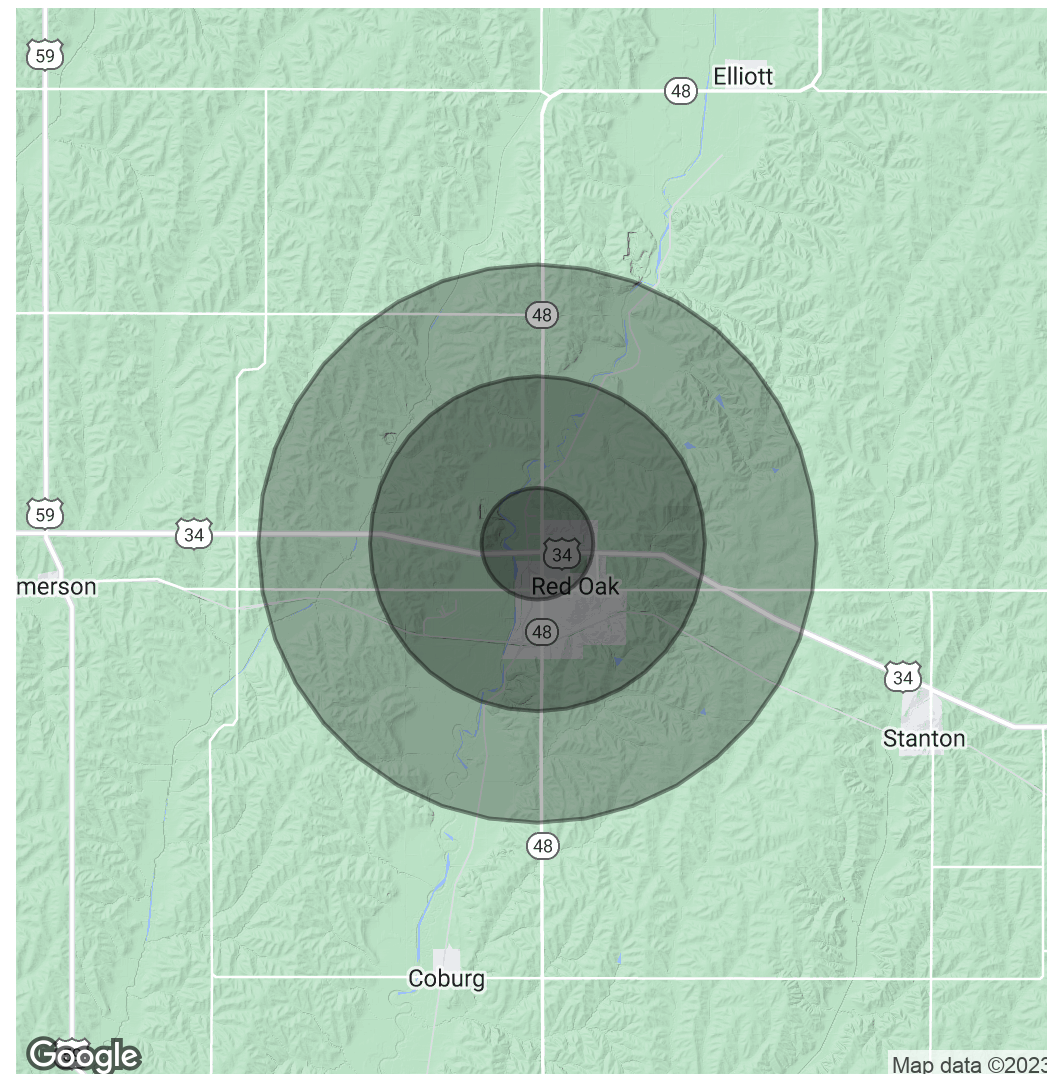


COMMERCIAL REAL ESTATE SERVICES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,586	5,371	5,832
Average Age	42.6	45.1	45.4
Average Age (Male)	44.7	44.8	44.9
Average Age (Female)	40.3	44.9	45.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	795	2,828	3,082
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$49,222	\$57,195	\$59,884
Average House Value	\$80,708	\$87,409	\$90,212

* Demographic data derived from 2020 ACS - US Census



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