

CARROLL RETAIL INVESTMENT

1910 Kittyhawk Avenue
Carroll, Iowa 51401

FOR SALE



RETAIL STRIP CENTER

Retail building offering ample parking, good visibility, and proximity to other established businesses. This property presents a stable income opportunity with potential for long-term value appreciation. Its location supports consistent tenant demand, and the asset is well-positioned for investors seeking stable cash flow with a stable big box anchor adjacent.

- 8,125 sf on 1.1 acres
- Tenants include: Maurices, Great Clips & Carroll Tobacco Outlet
- 4.04 WALT
- Walmart Pad Site
- Built 2012
- \$93,236 Current NOI
- Price: \$1,285,000

DEMOS	1 Mile	3 Mile	5 Mile
Population	709	10,706	11,336
Av. HH Income	\$88,448	\$86,585	\$87,641
Median Age	42.7	42.7	42.7



CONTACT

Ryan D. Siedenburger

(515) 339-9616 Mobile

(515) 223-6222 Office

Ryan@siedenburger.com

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