

For Lease

# Retail

642 - 2,549 SF



## Hotel Stuart

203 E Front St  
Stuart, Iowa 50250

### Property Highlights

- First Floor Retail Totaling 2,330 SF
- Could be Demised into 2 Units: 1688 & 642 SF
- \$20/SF Modified Gross

### Property Description

The historic Hotel Stuart has been lovingly renovated to offer guests the best of both worlds: modern amenities and luxurious accommodations in a charming historic setting. The Hotel Stuart has been a landmark in the community for over a century. The recent renovation has preserved much of the hotel's original character and charm, while adding modern amenities such as new HVAC, electrical, and plumbing systems, as well as beautifully appointed guest rooms and suites. The current configuration offers a variety of uses, with 2 first floor retail units and 5 apartment units of various sizes. Conveniently located off I80 just 30 minutes from West Des Moines.

### OFFERING SUMMARY

<b>Available SF</b>	642 - 2,549 SF
<b>Lease Rate</b>	\$20.00 SF/yr (MG)
<b>Lot Size</b>	0.21 Acres
<b>Building Size</b>	6,858 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	286	\$62,209
<b>5 Miles</b>	2,034	\$66,266
<b>10 Miles</b>	6,664	\$74,761

For more information

**Chris Fultz**

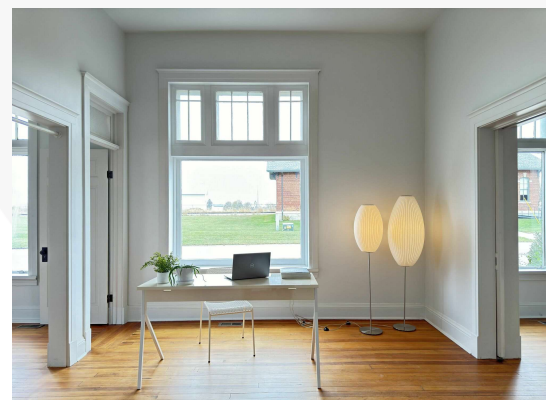
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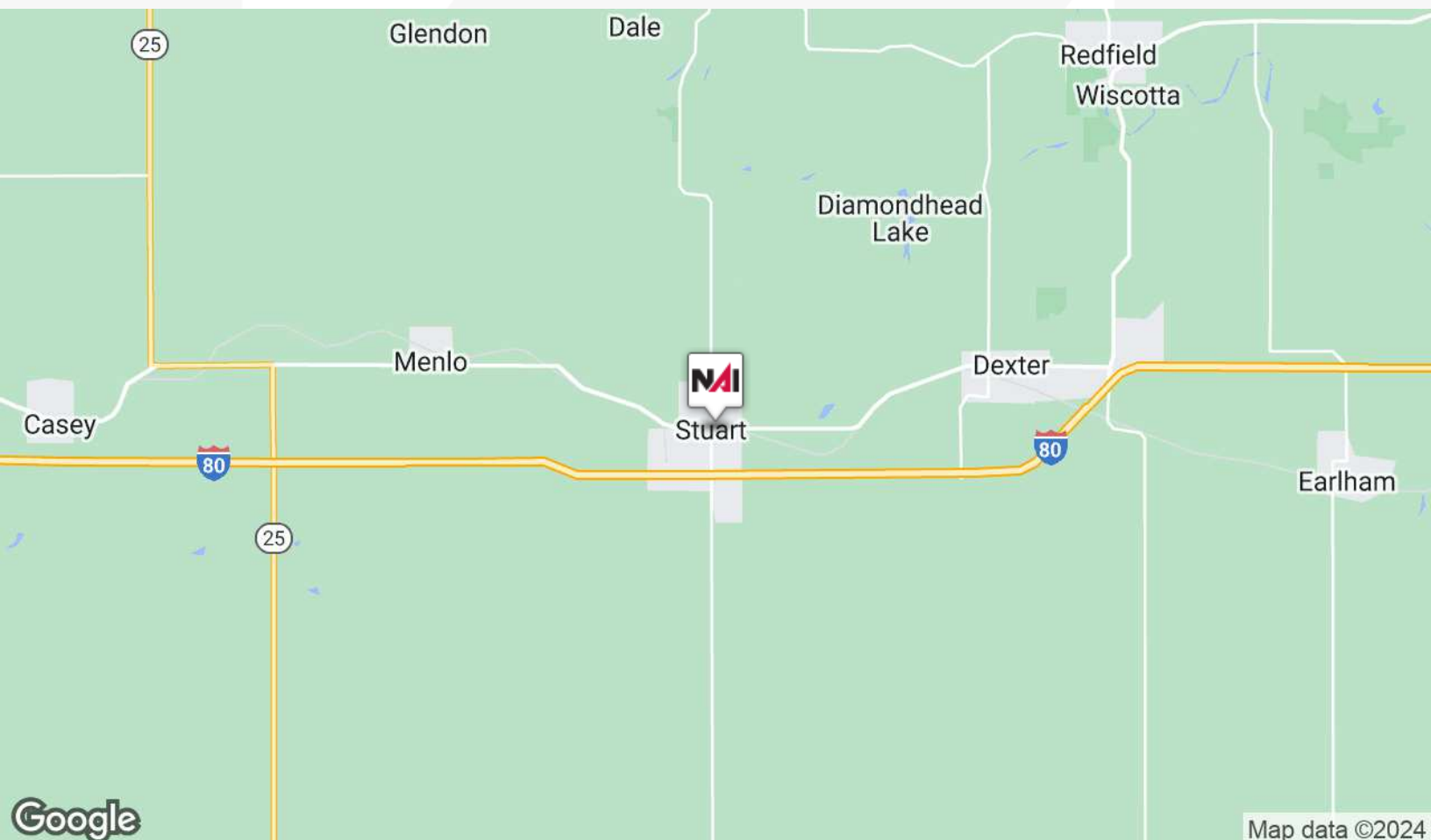
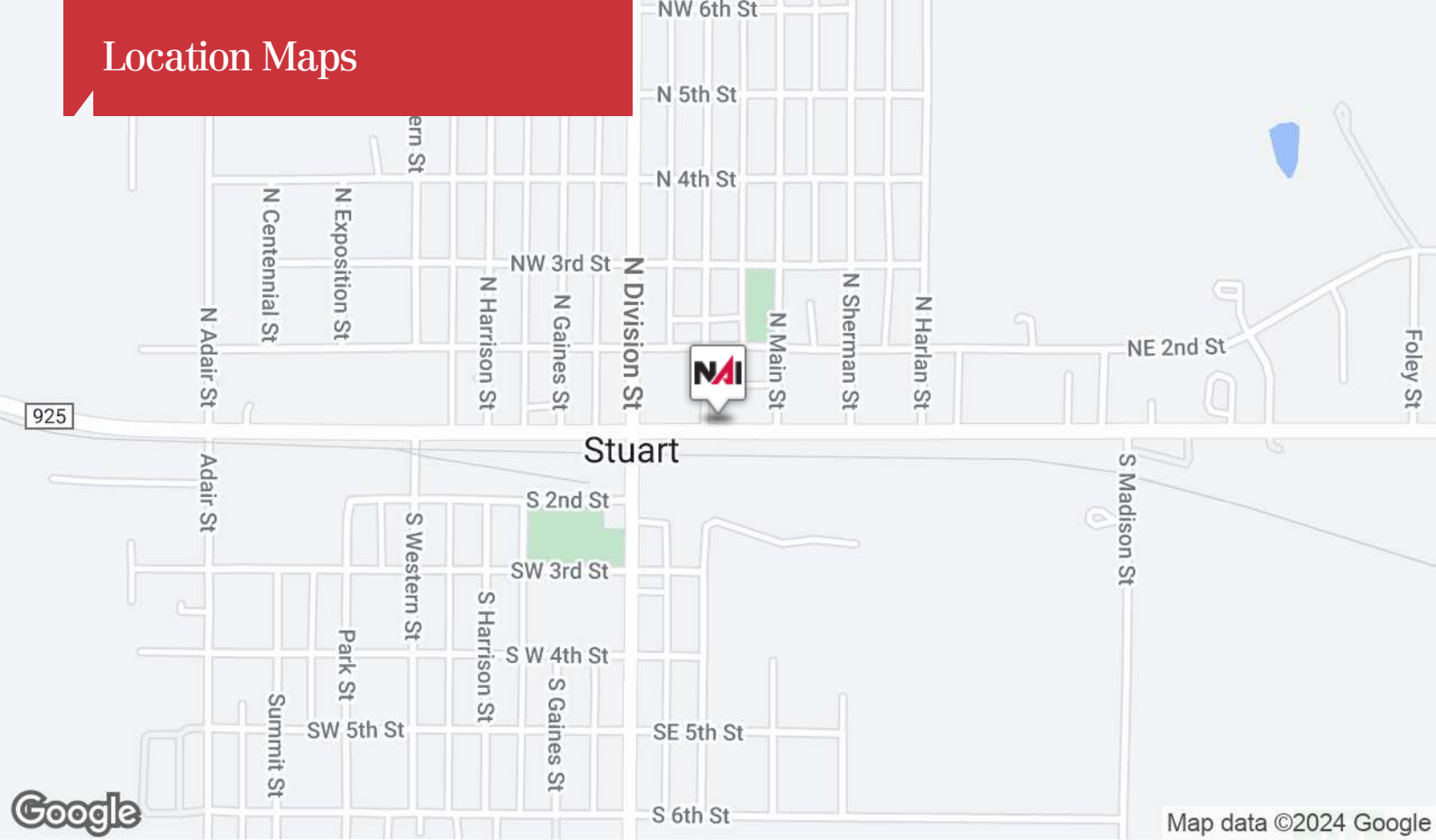


## Additional Photos

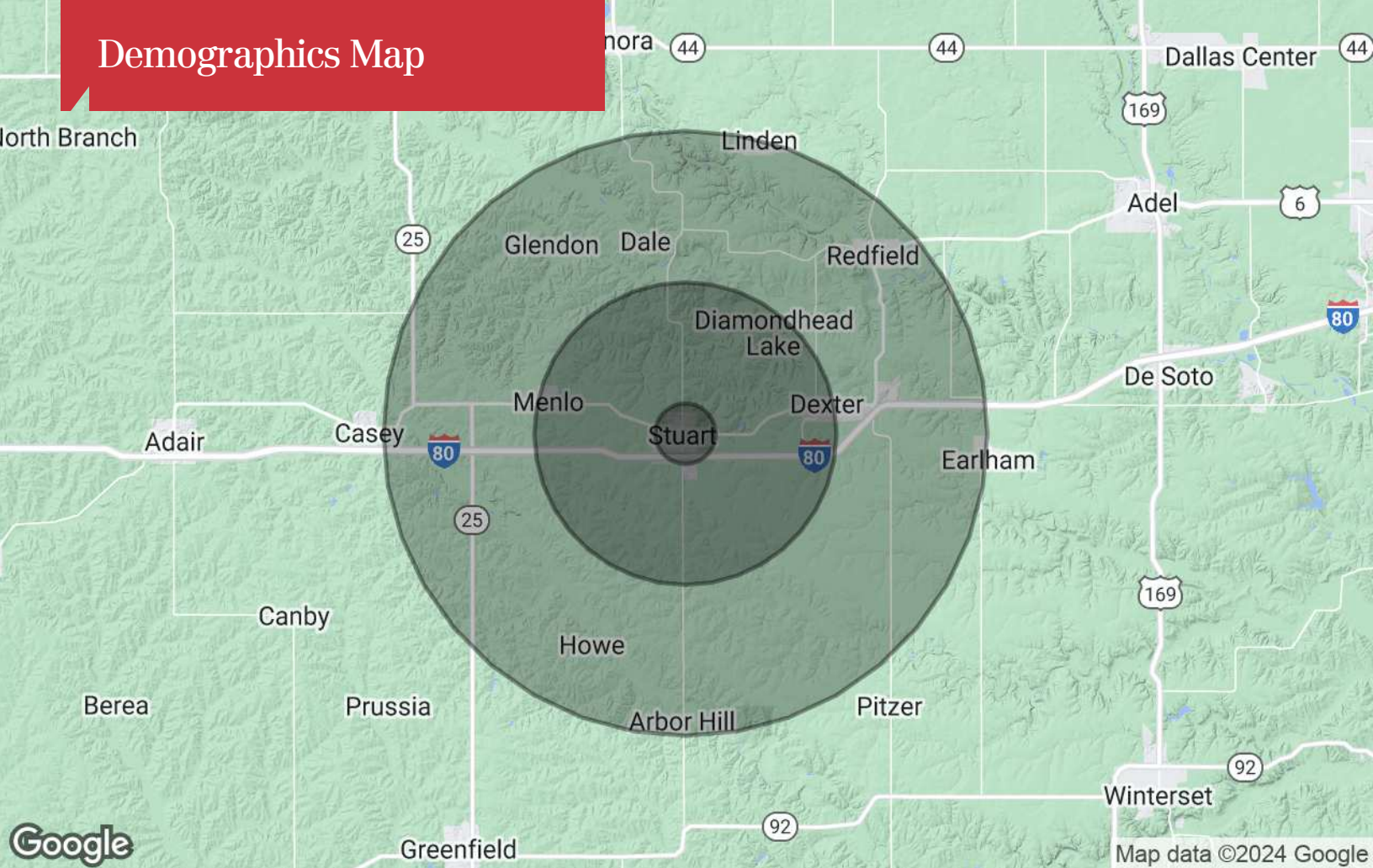




## Location Maps



# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	286	2,034	6,664
MEDIAN AGE	44.2	44.8	44.2
MEDIAN AGE (MALE)	40.7	41.8	42.1
MEDIAN AGE (FEMALE)	45.0	45.7	45.4

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	139	984	3,131
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$62,209	\$66,266	\$74,761
AVERAGE HOUSE VALUE	\$101,367	\$136,766	\$185,075

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	99.7%	99.3%	98.8%
% BLACK	0.0%	0.0%	0.1%
% ASIAN	0.3%	0.5%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.0%	0.2%	0.4%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	3.1%	3.2%	2.0%

\* Demographic data derived from 2020 ACS - US Census