

# For Sale

13,600 SF | \$1,550,000  
Retail Space



## 1205 S Locust Street

Glenwood, Iowa 51534

### Investment Opportunity

Dollar General and Anytime Fitness have both recently executed lease extensions through 2030. Annual rent increases for Anytime Fitness and rent increase for Dollar General at next renewal option.

High visibility frontage on S Locust St directly off the Hwy 34 on/off ramps in Glenwood, IA. Part of the main retail corridor with strong co-tenants like McDonalds, O'Reilly Auto Parts, Subway, Bomgaars, Medicap Pharmacy and Casey's.

Newly refinished asphalt parking lot.

30 minutes to Council Bluffs and Omaha MSAs. 20 minutes to Offutt Air Force Base



### Offering Summary

<b>Sale Price:</b>	\$1,550,000
<b>Building Size:</b>	13,600 SF
<b>Cap Rate:</b>	7.35%
<b>Lot Size:</b>	1.49 Acres

### For More Information

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**FLYER**

**1205 S Locust Street, Glenwood, IA 51534**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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