



SINGLE TENANT
OFFERING MEMORANDUM

122 MAIN STREET | VAN HORNE, IA



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

- Investment Opportunity next to Benton Community School District Schools in Van Horne, IA
- Leased to operating Van Horne Towncrest Pharmacy at least through August of 2027 - servicing Van Horne as the only Pharmacy in town.
- High quality standalone building.
- Landlord responsible for all taxes and insurance.
- Replaceable market rents in place - making this an attractive investment for years to come.
- Building built in 2007



Property Details

Address	122 Main Street Van Horne, IA 52326
Building Size	2,091 SF
Year Built	2007
Parcel #	22000220
Lot Size	0.06 acres
County:	BENTON
Legal Description	VAN HORNE E 50' LOTS 2 & 3 BLK 18
Zoning	C - Commercial
Property Taxes	\$2,037
Rental Income	\$20,400
Offering Price	\$150,000



TENANT OVERVIEW

Towncrest Pharmacy is a locally owned community pharmacy dedicated to outstanding service and personalized healthcare. Guided by compassion, integrity, and respect, it offers prescriptions, compounding, immunizations, medication therapy management, and more to help patients achieve the best possible outcomes.

In Van Horne, Towncrest Pharmacy provides the same trusted, patient-focused care in a welcoming small-town setting. Serving Van Horne and the surrounding area, it is a convenient source for prescriptions, specialty services, and personalized support—acting as both a healthcare resource and a community partner.



Rent Roll

Tenant	RSF	Lease Type	Lease Expiration	Rent Escalations	Options	Base Rent	Annual Rent	PSF
Towncrest Pharmacy	2,091	Mod. Gross	August 2027	CPI in Option	Two 5-year	\$1,700	\$20,400	\$9.76

122 Main Street | Van Horne, IA

PROPERTY PHOTOS

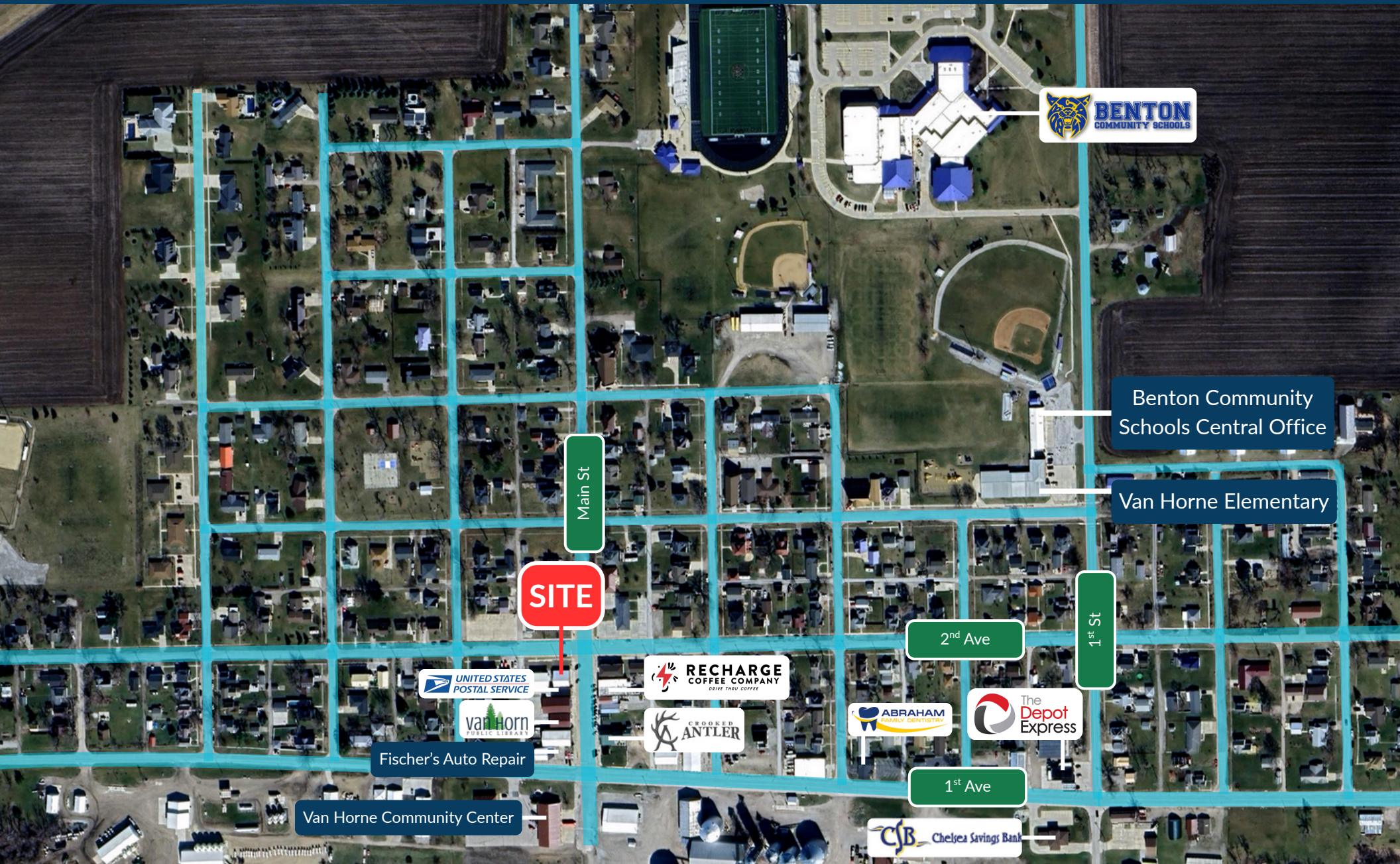


417 1st Avenue SE | Cedar Rapids, IA 52401

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AERIAL MAP

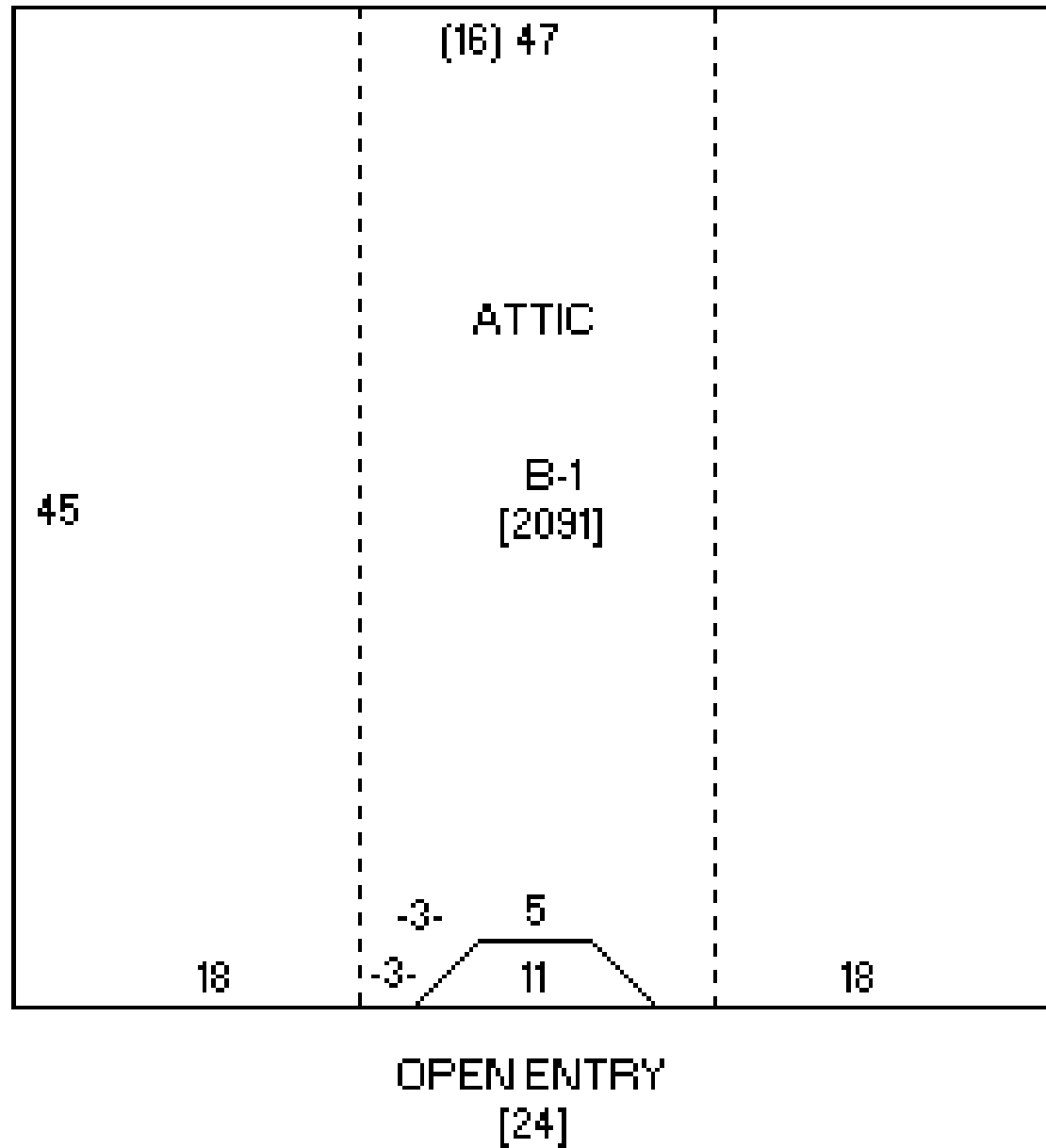


PARCEL MAP





SITE PLAN





VAN HORNE OVERVIEW

Van Horne, Iowa, part of the Cedar Rapids Metropolitan Statistical Area, offers a welcoming setting with easy access to regional markets. Its location in Benton County provides quick connections to Cedar Rapids while preserving a strong local identity. The downtown fosters local commerce and community connection, and growing demand is creating opportunities for new services and businesses.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	263	274	317
	2025 Population	802	991	1,337
	Annual Population Growth Rate	0.02%	0.04%	0.06%
	2025 Median Age	41.5	41.6	41.6
	2025 Total Households	333	407	523
	Annual Household Growth Rate	-0.12%	-0.10%	-0.08%
	2025 Average Household Income	\$98,282	\$97,884	\$96,930
	Daily Traffic Count: 2,320 VPD			



CONTACTS



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