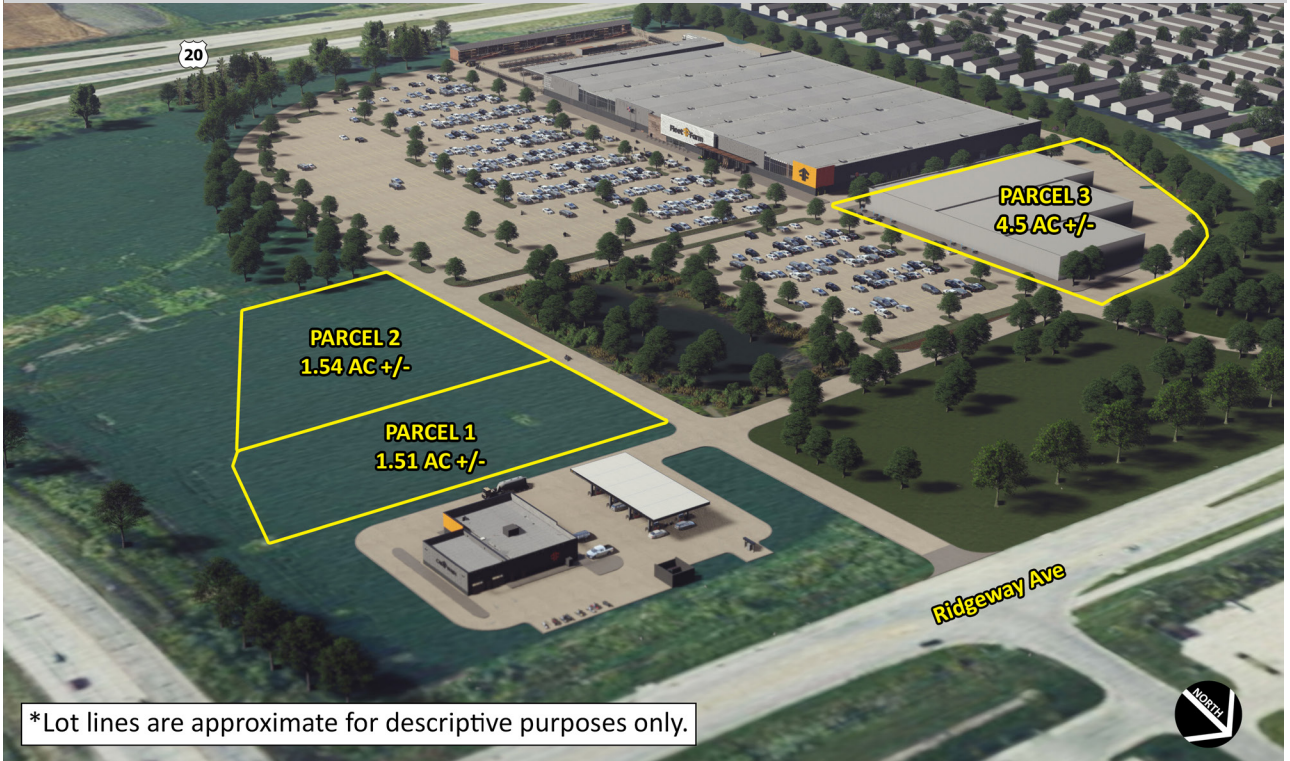


# HENRY PROPERTY OUTLOTS FOR SALE

U.S. Highway 20 & Highway 58 | Cedar Falls, Iowa



\*Lot lines are approximate for descriptive purposes only.

## OVERVIEW

Join Fleet Farm in Cedar Falls, rapidly becoming the center of retail for the Waterloo/ Cedar Falls market. This site enjoys easy access from Highway 20, as well as from the newly upgraded Highway 58.

Lot 3 is a single tenant or multi-tenant building located next to a newly opened Fleet Farm.

Parcels 1 & 2 would be an excellent daycare, office, medical or retail site.

If you are looking for easy access to surrounding communities, close proximity to the University of Northern Iowa campus, convenience, and great visibility, this would be the perfect site for you.

## FOR MORE INFORMATION:

David Wolf, CCIM | Cell: 319-530-6342

Email: davidwolf@buyersrealtyinc.com

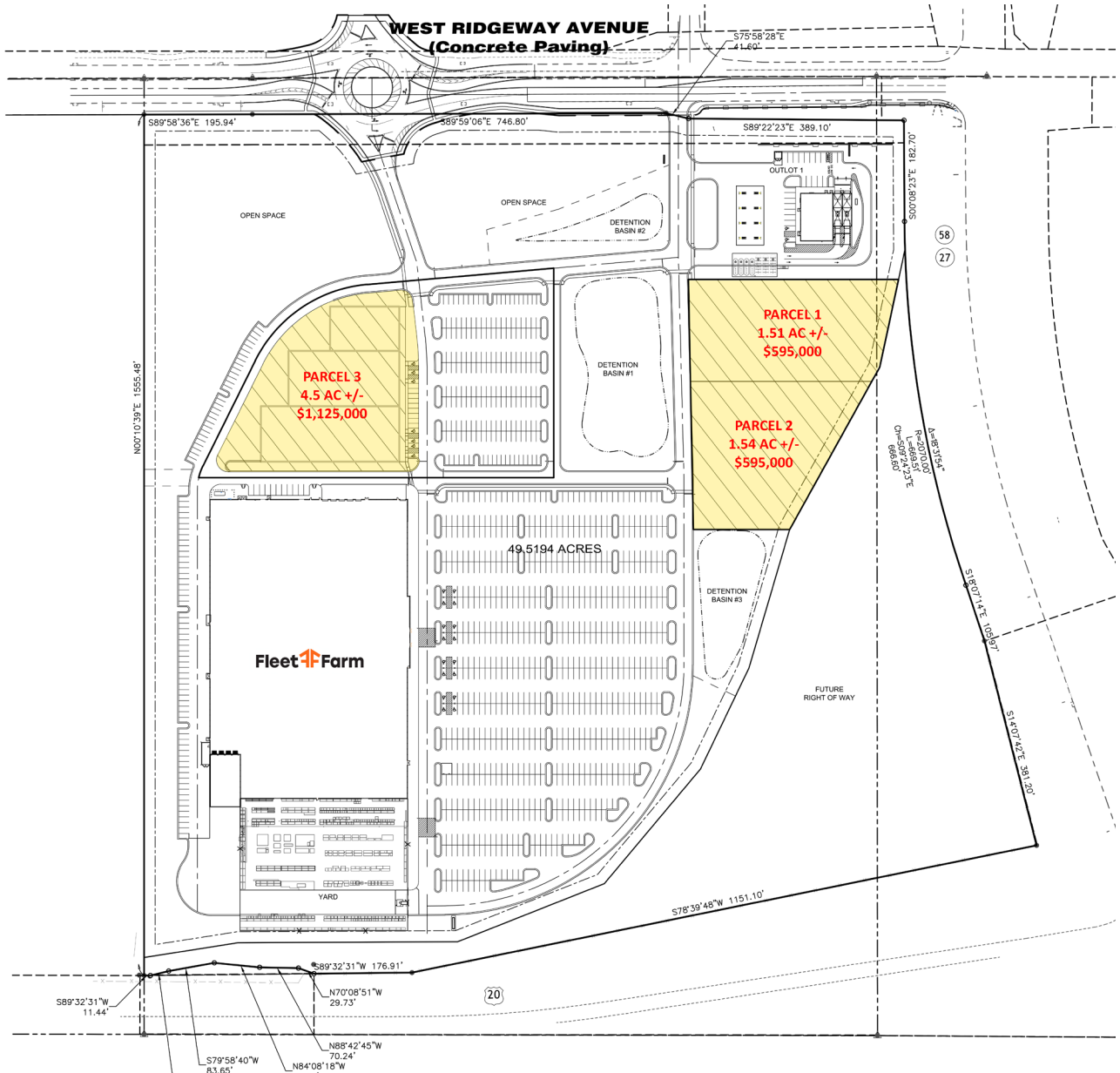


A MEMBER OF  
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RETAIL ADVISORS

4350 Westown Parkway Suite 100 West Des Moines, IA 50266  
www.buyersrealtyinc.com 515-277-4000

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U.S. Highway 20 & Highway 58 | Cedar Falls, Iowa



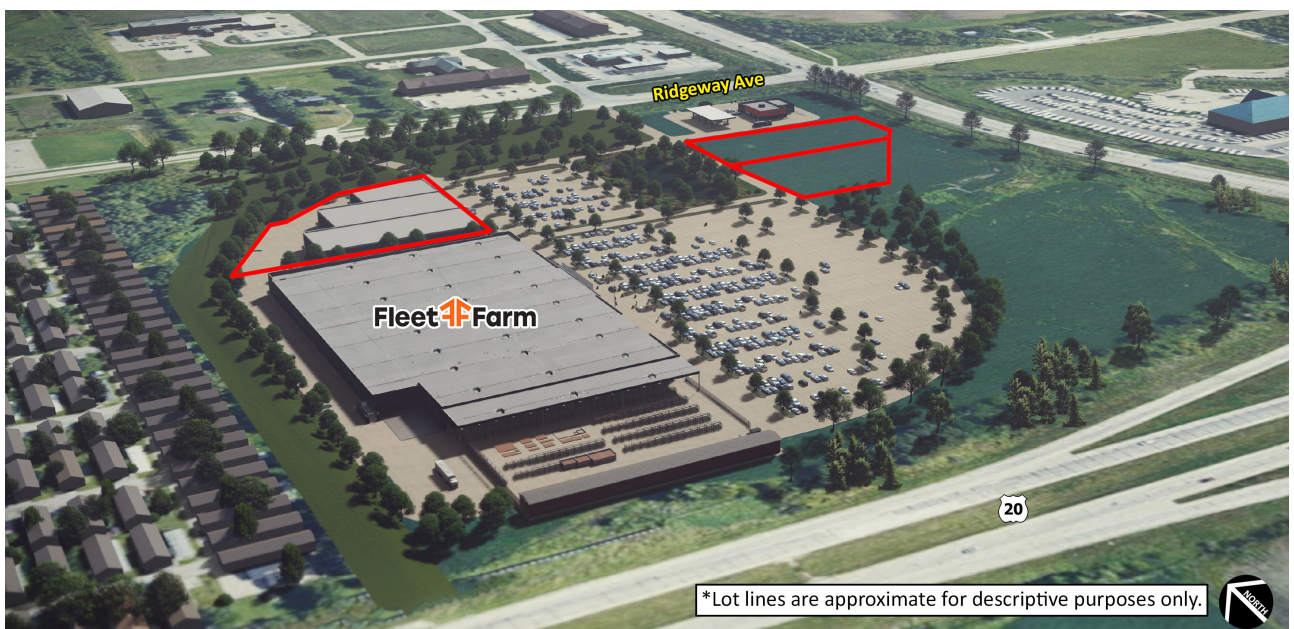
Parcel #	Gross Area	Acres	Price
1	65,775 SF+/-	1.51 +/-	\$595,000
2	67,082 SF+/-	1.54 +/-	\$595,000
3	196,020 SF+/-	4.5 +/-	\$1,125,000

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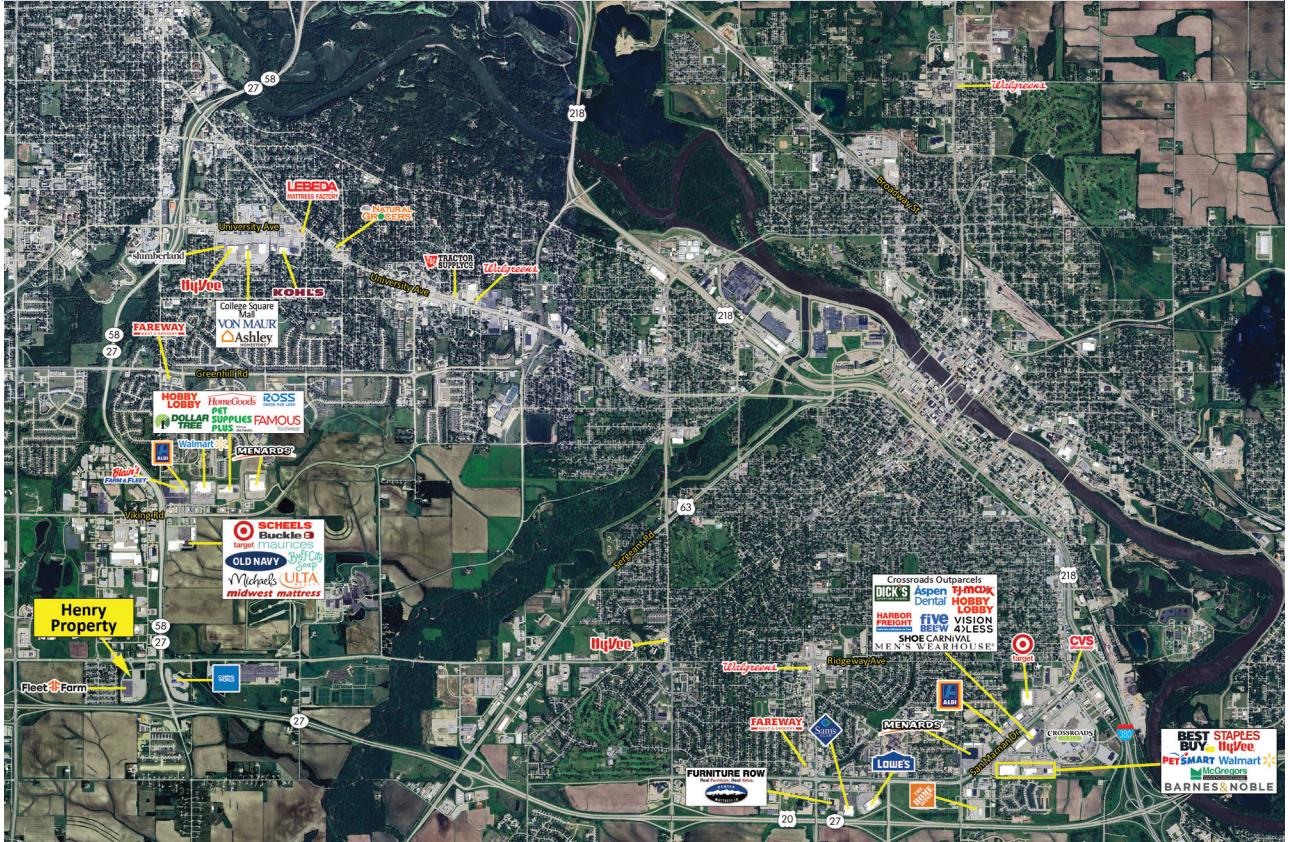
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## DEMOGRAPHICS

ESRI 2025	3 mile	5 mile	10 mile
Population	15,932	62,886	121,442
Avg. HH Income	\$112,379	\$94,830	\$85,820



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