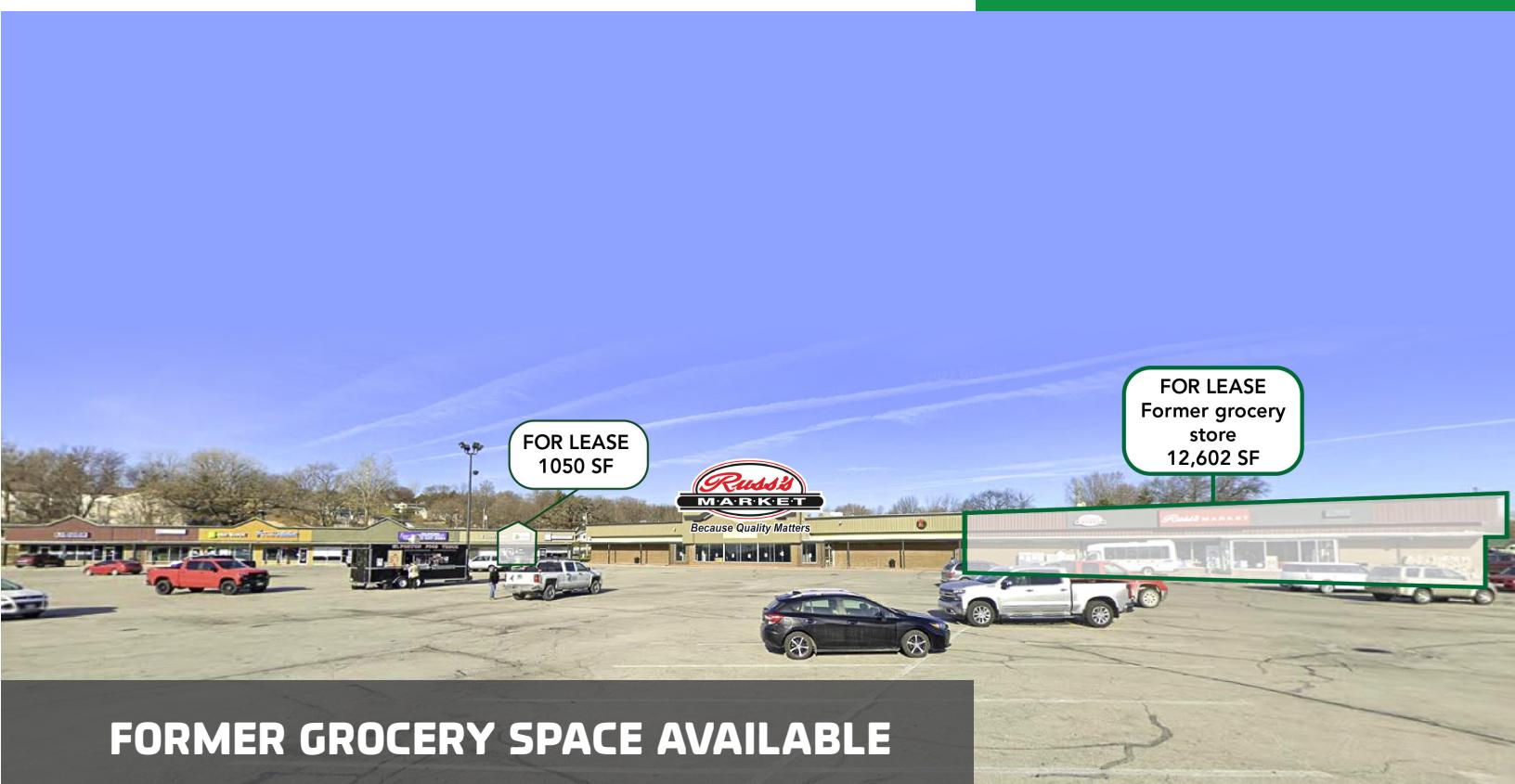


# FOR SALE OR LEASE



ACCESS Commercial, LLC

Glenwood, IA



## FORMER GROCERY SPACE AVAILABLE

### PROPERTY HIGHLIGHTS:

- Located in Glenwood, IA adjacent to I-80
- Great regional draw, neighboring tenants include Bomgaars, Dollar General, O'Reilly, McDonalds
- Pad available for lease or sale
- Former grocery store & retail store for lease
- Ample parking available

**ADDRESS:**  
901 S Locust Street  
Glenwood, IA

**AVAILABLE:**  
**For Lease**  
900: 12,602 SF  
906: 1,050 SF

**LEASE RATE:**  
Negotiable

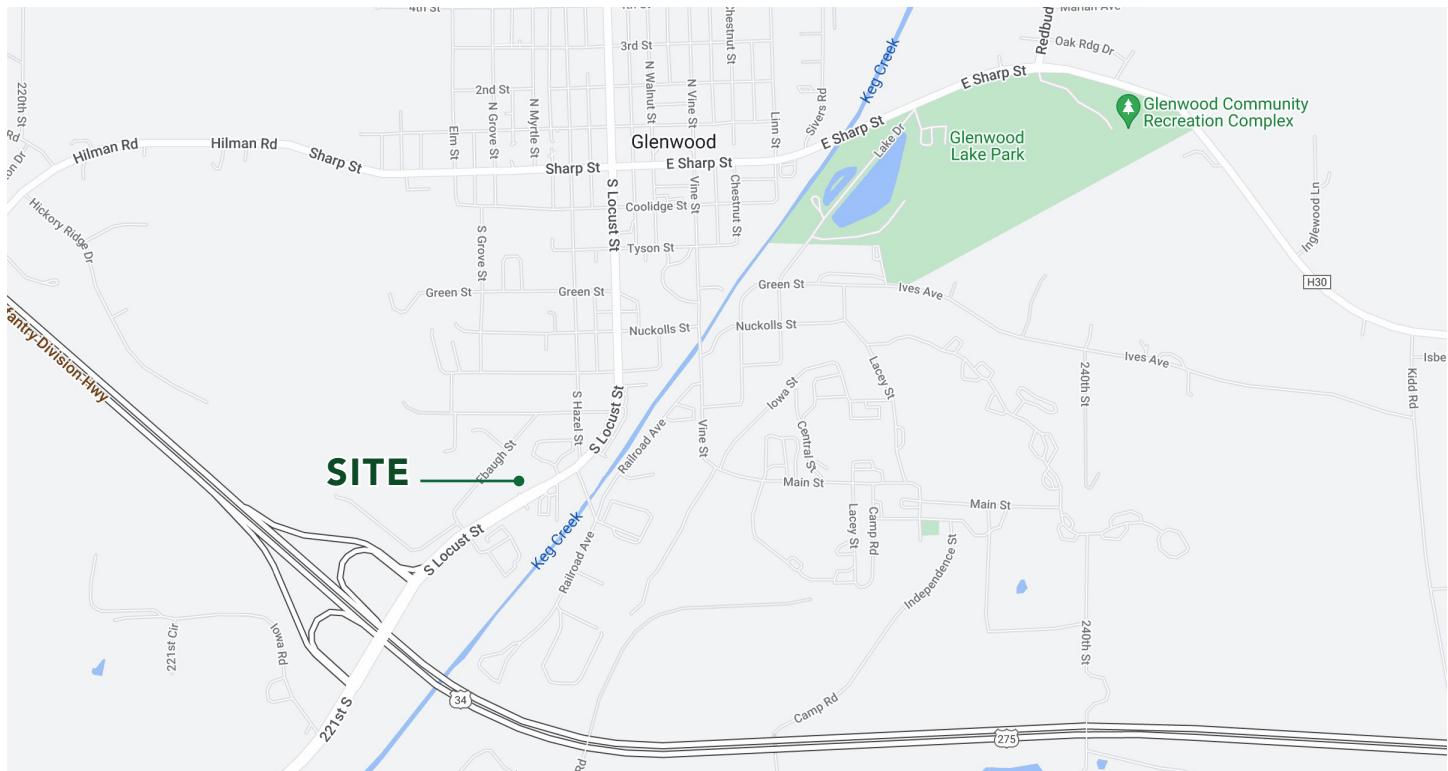
**NNN:**  
\$3.25 NNN Estimate

**For Sale or Lease**  
Lot: 1 Acre  
Contact for pricing  
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[facebook.com/accesscommercial](http://facebook.com/accesscommercial)  
[instagram.com/accessretail](http://instagram.com/accessretail)  
[linkedin.com/access-commercial-llc](http://linkedin.com/access-commercial-llc)

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Amber Olson [amber@accesscommercial.com](mailto:amber@accesscommercial.com) C: (402) 618-5523

# 1 AERIAL & DEMOGRAPHICS



## DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	3,697	5,418	6,556
Population	2,925	6,770	8,739
Average HH Income	\$100,786	\$107,494	\$114,286

**37.4**  
MEDIAN  
AGE

**12,300**  
VEHICLES PER  
DAY

**4,027**  
EMPLOYEES  
IN AREA

**399**  
BUSINESSES  
IN AREA

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## 2 AERIAL & DEMOGRAPHICS



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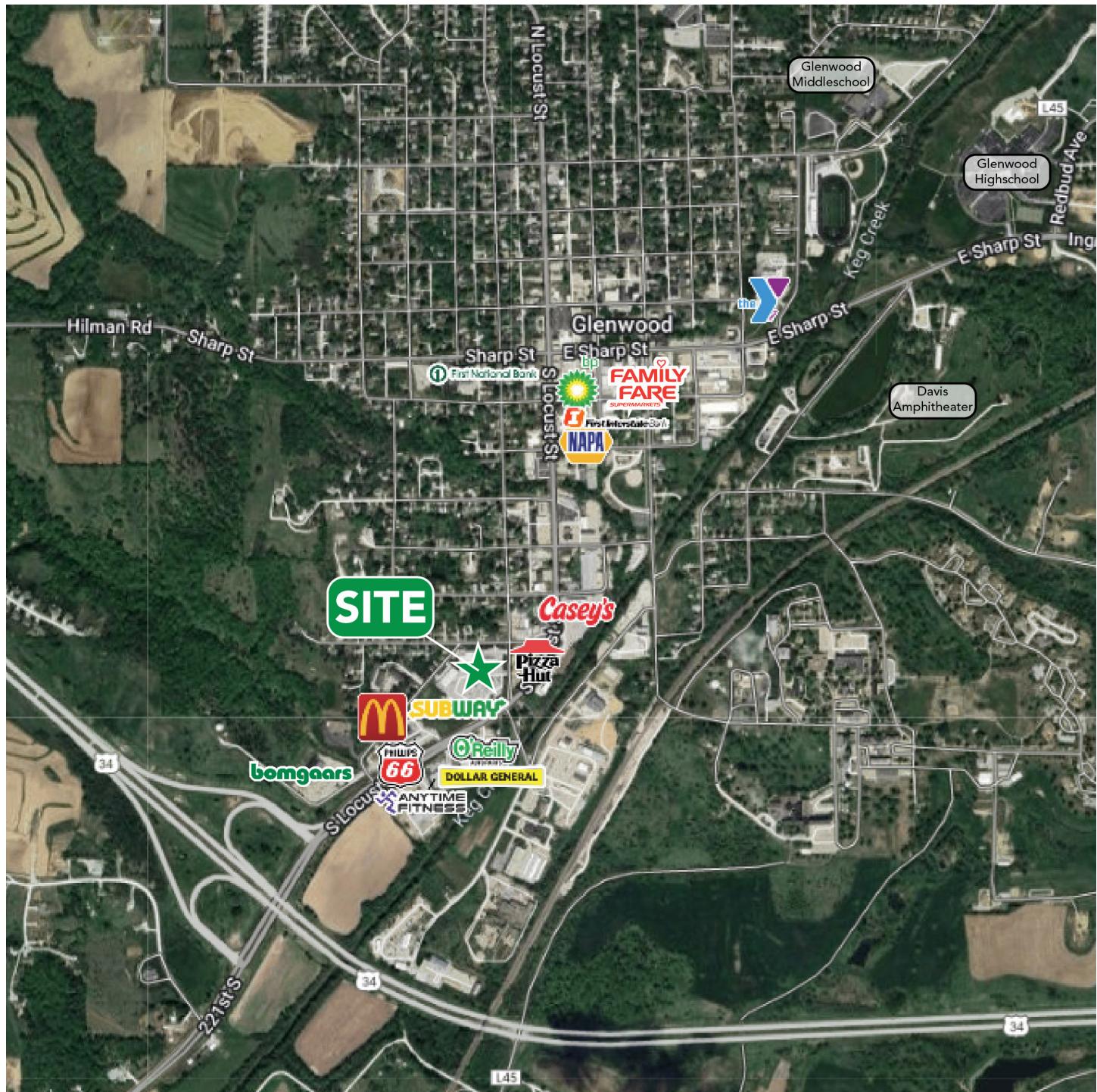
[kirk@accesscommercial.com](mailto:kirk@accesscommercial.com)  
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### 3 | AREA TENANT MAP



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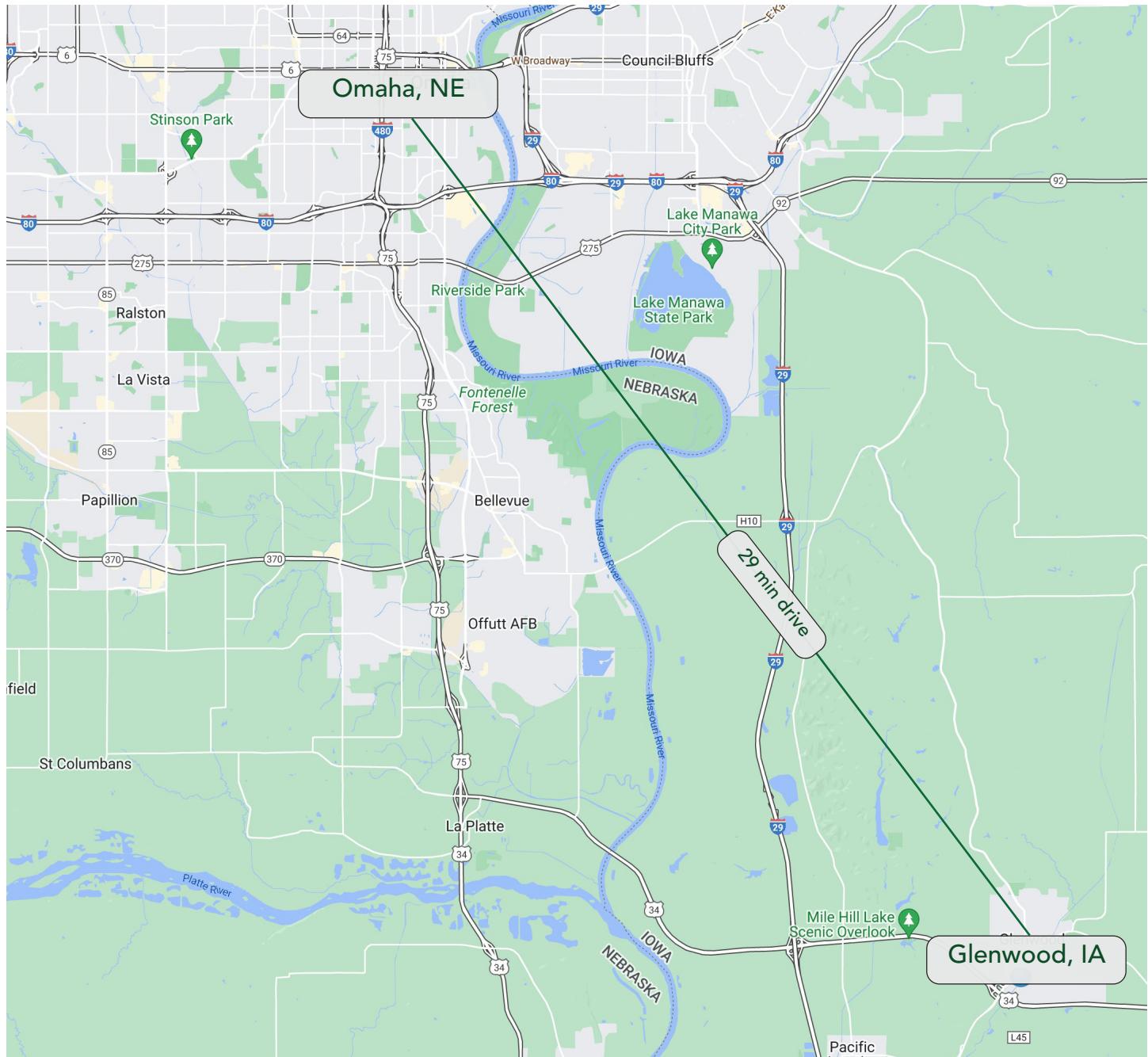
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## 4 | REGIONAL MAP



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ACCESS Commercial, LLC

## ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



### **AMBER OLSON** **SENIOR BROKER ASSOCIATE**

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



### **KIRK HANSON** **PRINCIPAL**

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).

Kirk lives in Omaha, Nebraska with his wife and two sons. He enjoys spending his free time with his family and fishing.



#### **CONTACT LISTING AGENTS FOR MORE INFORMATION:**

Kirk Hanson  
Amber Olson  
Emily Faltys

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