

OFFERING SUMMARY

Sale Price:	\$1,675,000
Lot Size:	3.5 AC
Price PSF:	\$11.00 PSF
Zoning:	M-1A
141:	36,800 VPD
SE 37th St	9,000 VPD

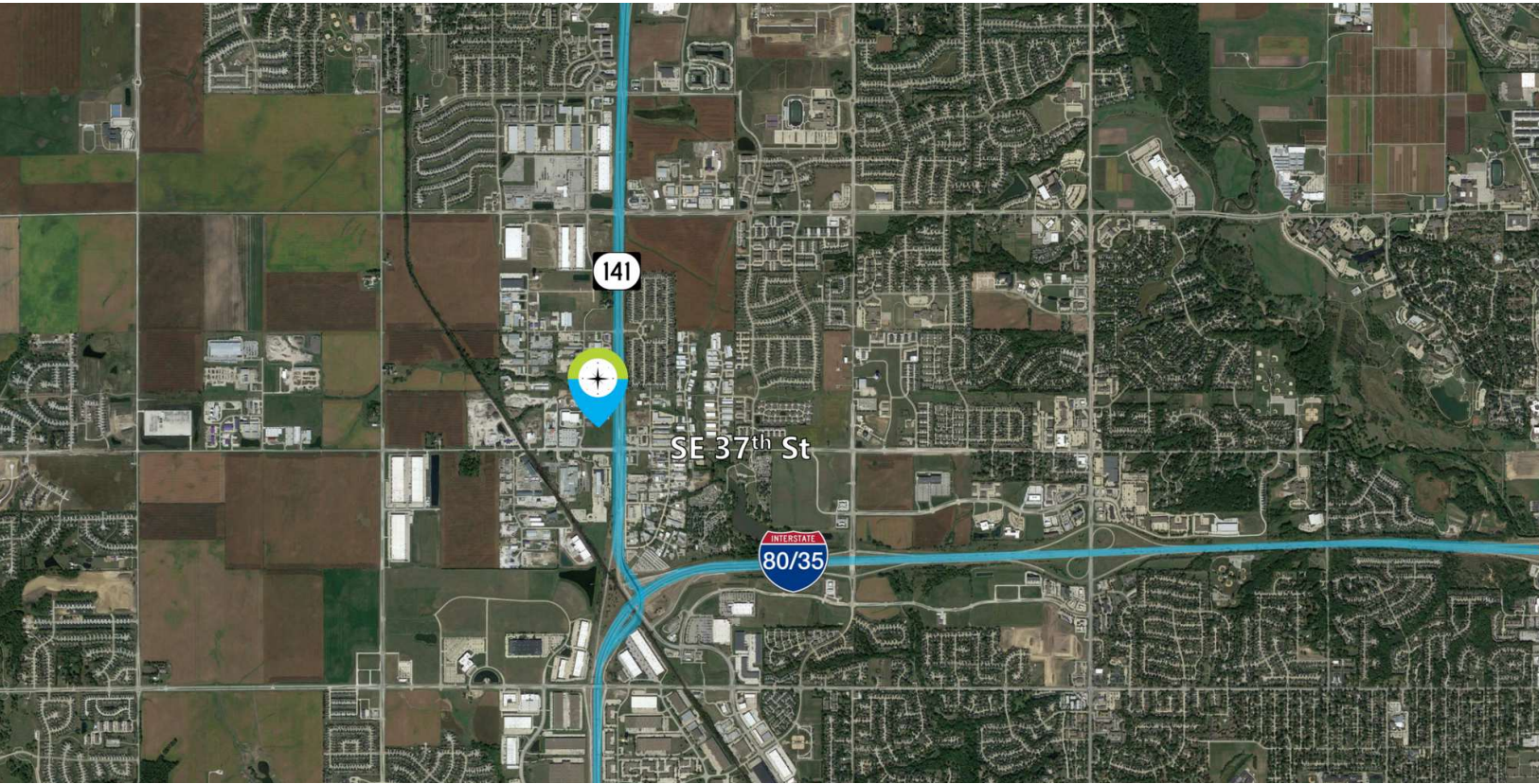
PROPERTY HIGHLIGHTS

- Frontage to HWY 141
- Located between Canoyer Garden Center and Hy-Vee Fast & Fresh
- Close proximity to I-35/80
- Light Industrial zoning (M-1A)

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	743	34,311	125,649
Total Population	1,985	88,271	307,520
Average HH Income	\$92,850	\$98,184	\$84,854





LOCATECRE.COM
515.750.7500
5619 NW 86TH ST, #100
JOHNSTON, IA 50131

STEVE SCOTT, CCIM
PRINCIPAL
D 515.750.7500
C 515.778.7268
SSCOTT@LOCATECRE.COM

KEITH OLSON, SIOR, CCIM, ALC
PRINCIPAL
D 515.750.7500
C 515.460.0624
KOLSON@LOCATECRE.COM

