

For Lease

3229 4th St. SW
MASON CITY, IA 50401



\$15/SF NNN



4186 SF Restaurant in Top Location in Mason City, IA.

**Great Parking and Visibility at entrance of Menards,
North Iowa's main Home Improvement Center**



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1 Acre Lot with cross parking easement with building to the south.

22,000+ CPD.

Retail Trade area of 45 miles due to Mercy One Medical Center. 135,000+

Great business mix with out of area shoppers.

Successful restaurant location for several years.

Could work well remodeled for Medical or Service.



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