



FOR SALE

1220 MAIN STREET - KEOKUK, IA 52632

Better COMMERCIAL

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Presented By:

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PROPERTY INFORMATION

PROPERTY SUMMARY

1220 MAIN STREET

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PROPERTY HIGHLIGHTS

- - Prime location on Main Street, 12,100 vehicles daily.
- - 26,200 SF, three-unit strip center with stable tenants.
- - Upside potential to increase NOI to \$137,000.
- - Recent 2015 renovations; building in excellent condition.
- - 144 parking spaces; 13'8" ceilings and three bay doors.
- - High visibility, across from Walgreens, near Highway 136.
- - Vintage charm, built 1957, expanded 1976, updated functionality.
- - Ideal investment with stable income and growth potential.

OFFERING SUMMARY

Sale Price:	\$850,000
Number of Units:	3
Lot Size:	1.95 Acres
Building Size:	26,200 SF
NOI:	\$88,152.00
Cap Rate:	10.37%

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

****Prime Investment Opportunity on Main Street in Keokuk, IA****

This well-maintained retail strip center at 1220 Main Street in Keokuk, Iowa, offers a solid investment with substantial growth potential. Boasting 26,200 square feet across three units, the property includes two stable, long-term tenants, Goodwill Industries and Rent-A-Center, generating a total NOI of \$88,152. With one unit currently vacant, there's an opportunity to further increase cash flow by leasing the remaining 7,000 square feet at an attractive \$8 per square foot. Projected stabilization with market-adjusted rents could increase the NOI to an estimated \$137,000, providing a strong upside for investors.

Key property highlights:

- ****Three units**** totaling 26,200 square feet, with established tenants and a vacant unit ready for immediate lease.
- ****Recent renovations**** in 2015, a solid roof, updated mechanicals, and a recently resurfaced parking lot with ample parking (144 spaces).
- ****Functional design**** with 13'8" ceiling heights, three bay doors, and flexible layout options, making it adaptable to various retail or service-based tenants.

This location benefits from excellent visibility on Main Street, which serves as Keokuk's main commercial thoroughfare and also functions as Highways 218 and 61. With an average of 12,100 vehicles passing daily, the property enjoys strong exposure and accessibility from both local and interstate traffic. Positioned across from Walgreens and blocks from Highway 136, this location draws customers from Iowa, Illinois, and Missouri, enhancing its appeal as a regional shopping destination.

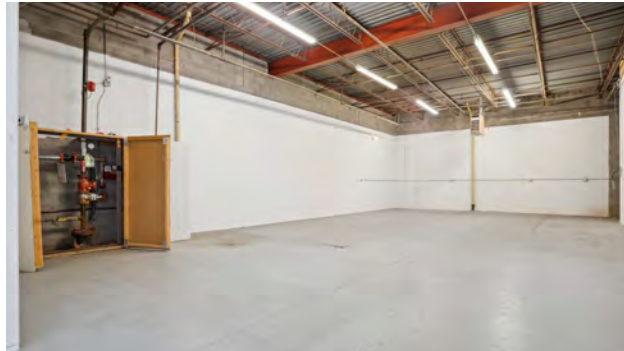
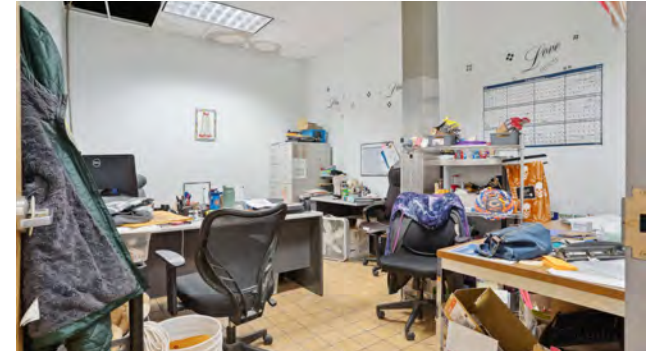
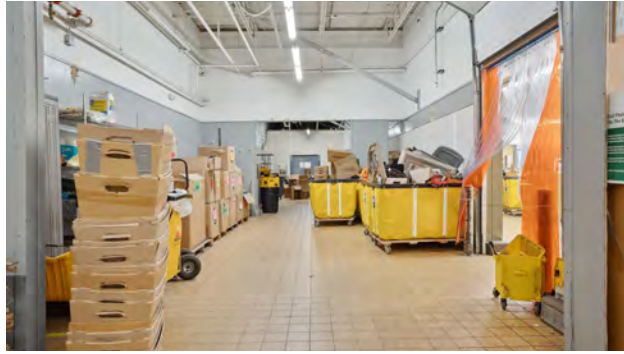
As an investment property, this retail strip center presents a unique combination of stability, growth potential, and strategic location in Keokuk, the primary economic hub of Lee County. Don't miss the opportunity to acquire a property with established tenants, visible improvements, and substantial upside through lease adjustments and filling the vacant unit.

ADDITIONAL PHOTOS

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LOCATION INFORMATION

LOCATION DESCRIPTION

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LOCATION DESCRIPTION

Located at 1220 Main Street in Keokuk, Iowa, this retail strip center boasts a prime position along the city's busiest corridor, Main Street, which doubles as both Highway 218 and Highway 61. With approximately 12,100 vehicles passing daily, this location offers exceptional visibility and convenience for retailers, service providers, and local businesses alike. Positioned directly across the street from Walgreens, the property benefits from proximity to high-traffic neighbors that consistently attract a diverse customer base, providing an advantageous setting for foot traffic and brand exposure.

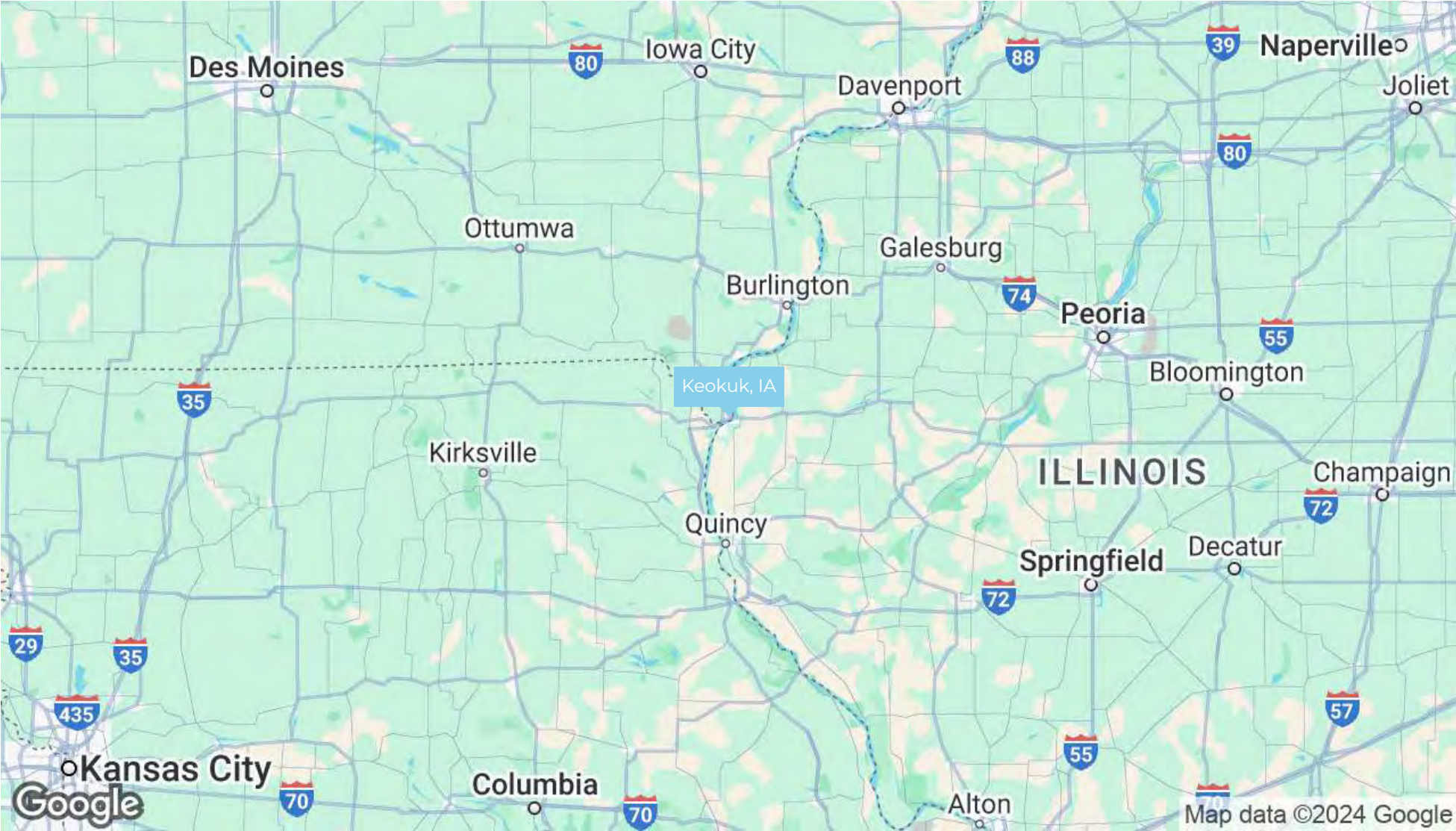
Keokuk, known as the "Gateway City to the West," sits in the southeast corner of Iowa, bordered by Illinois and Missouri across the Mississippi River. This strategic tri-state location makes it a central hub for residents and travelers from Iowa, Illinois, and Missouri alike. As the most populous city in Lee County, Keokuk is a historical and economic center with a close-knit community feel, a rich history, and a growing number of amenities that draw both locals and visitors year-round.

Main Street's connection to highways 218, 61, and nearby Highway 136 ensures easy accessibility for both local and regional customers. The city's infrastructure, supportive business climate, and vibrant small-town character make this retail strip center an attractive destination for businesses looking to establish or expand their presence in the region. The high traffic volume and prominent location provide an ideal setup for businesses seeking high visibility in Keokuk's retail landscape.

REGIONAL MAP

1220 MAIN STREET

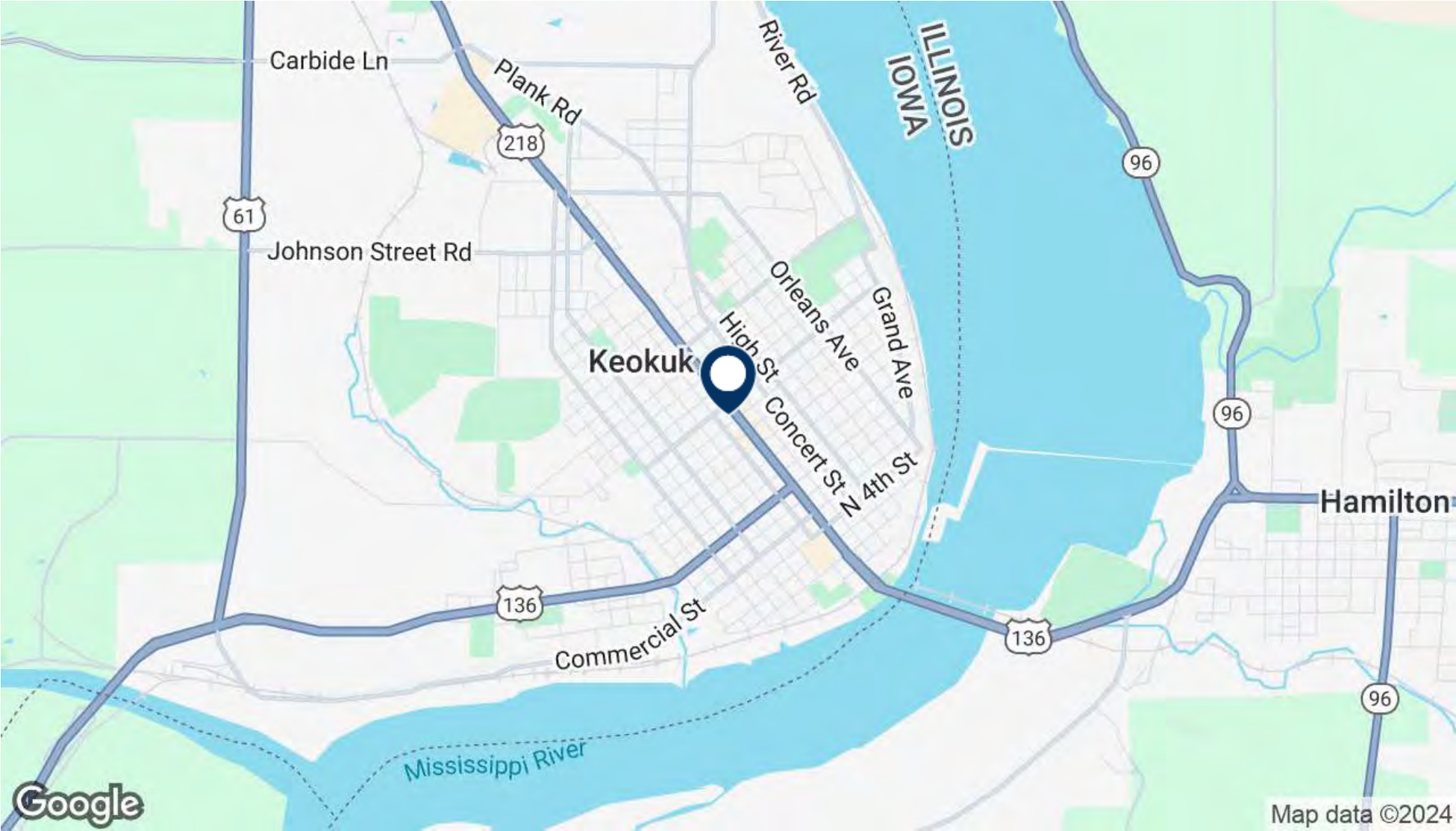
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LOCATION MAP

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AERIAL MAP

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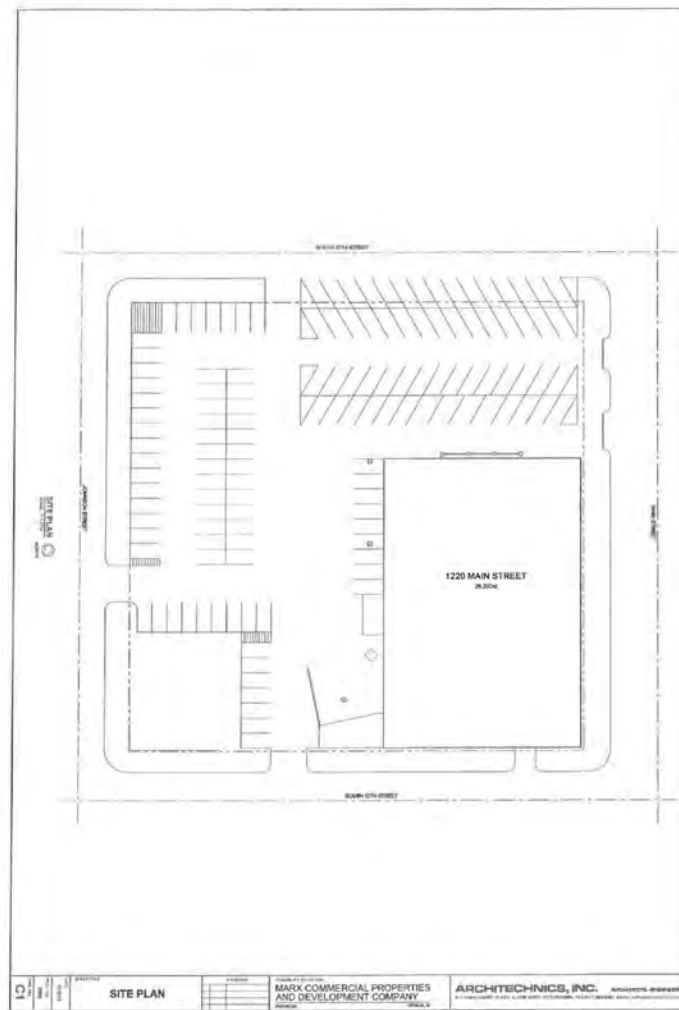


SITE PLANS

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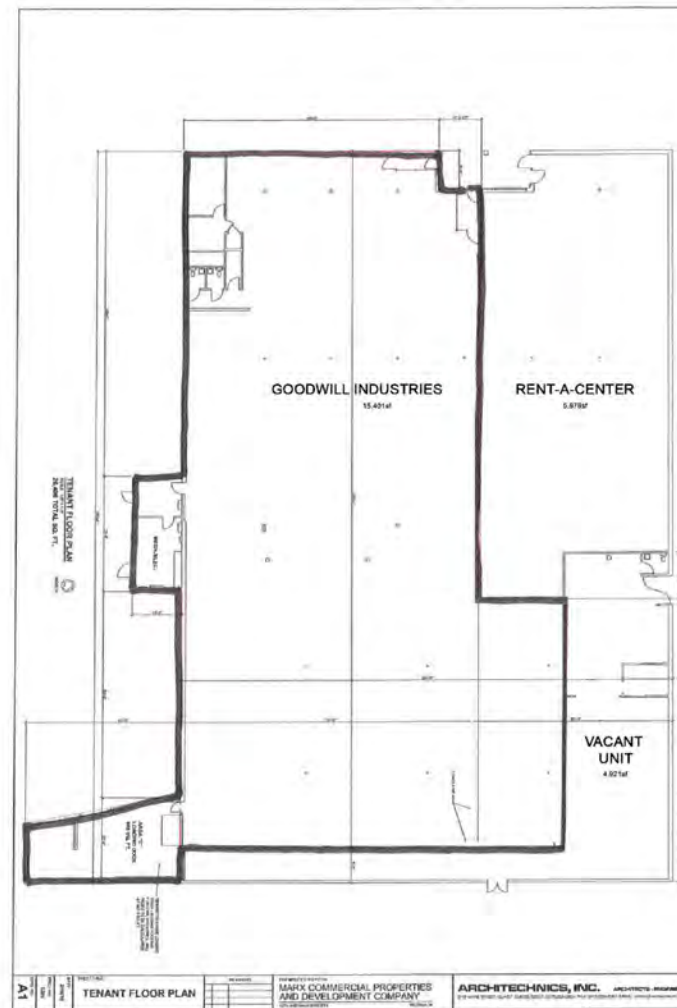


FLOOR PLANS

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FINANCIAL ANALYSIS

FINANCIAL SUMMARY

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INVESTMENT OVERVIEW	CURRENT PERFORMANCE	POTENTIAL PERFORMANCE
Price	\$850,000	\$850,000
Price per SF	\$32	\$32
Price per Unit	\$283,333	\$283,333
GRM	6.95	4.72
CAP Rate	10.37%	16.11%
Cash-on-Cash Return (yr 1)	10.37%	16.11%
Total Return (yr 1)	\$88,152	\$136,936

OPERATING DATA	CURRENT PERFORMANCE	POTENTIAL PERFORMANCE
Gross Scheduled Income	\$122,362	\$180,154
Total Scheduled Income	\$122,362	\$180,154
Vacancy Cost	-	\$9,008
Gross Income	\$122,362	\$171,146
Operating Expenses	\$34,210	\$34,210
Net Operating Income	\$88,152	\$136,936
Pre-Tax Cash Flow	\$88,152	\$136,936

FINANCING DATA	CURRENT PERFORMANCE	POTENTIAL PERFORMANCE
Down Payment	\$850,000	\$850,000

INCOME & EXPENSES

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INCOME SUMMARY	CURRENT PERFORMANCE	POTENTIAL PERFORMANCE
Goodwill Base Rent - NNN	\$66,000	\$77,000
Goodwill CAM Payments	\$16,762	\$16,762
Rent-A-Center Rent - Gross	\$39,600	\$47,024
1228 Main St - Gross	-	\$39,368
Vacancy Cost	\$0	(\$9,008)
GROSS INCOME	\$122,362	\$171,146

EXPENSES SUMMARY	CURRENT PERFORMANCE	POTENTIAL PERFORMANCE
Property Taxes	\$18,701	\$18,701
Property Insurance	\$4,119	\$4,119
Owner Paid Utilities	\$2,890	\$2,890
Lot Maintenance	\$4,500	\$4,500
Repairs & Maintenance	\$4,000	\$4,000
OPERATING EXPENSES	\$34,210	\$34,210

NET OPERATING INCOME	\$88,152	\$136,936
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RENT ROLL

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE END
1220	Rent-A-Center	5,878 SF	22.44%	\$6.74	\$47,024	\$8.00	\$39,600	-
1226	Goodwill Industries	15,401 SF	58.78%	\$4.29	\$77,005	\$5.00	\$66,000	-
1228	Vacant	4,921 SF	18.78%	-	\$39,368	\$8.00	-	Vacant
TOTALS		26,200 SF	100%	\$11.02	\$163,397	\$21.00	\$105,600	
AVERAGES		8,733 SF	33.33%	\$5.51	\$54,466	\$7.00	\$52,800	



DEMOGRAPHICS MAP & REPORT

1220 MAIN STREET

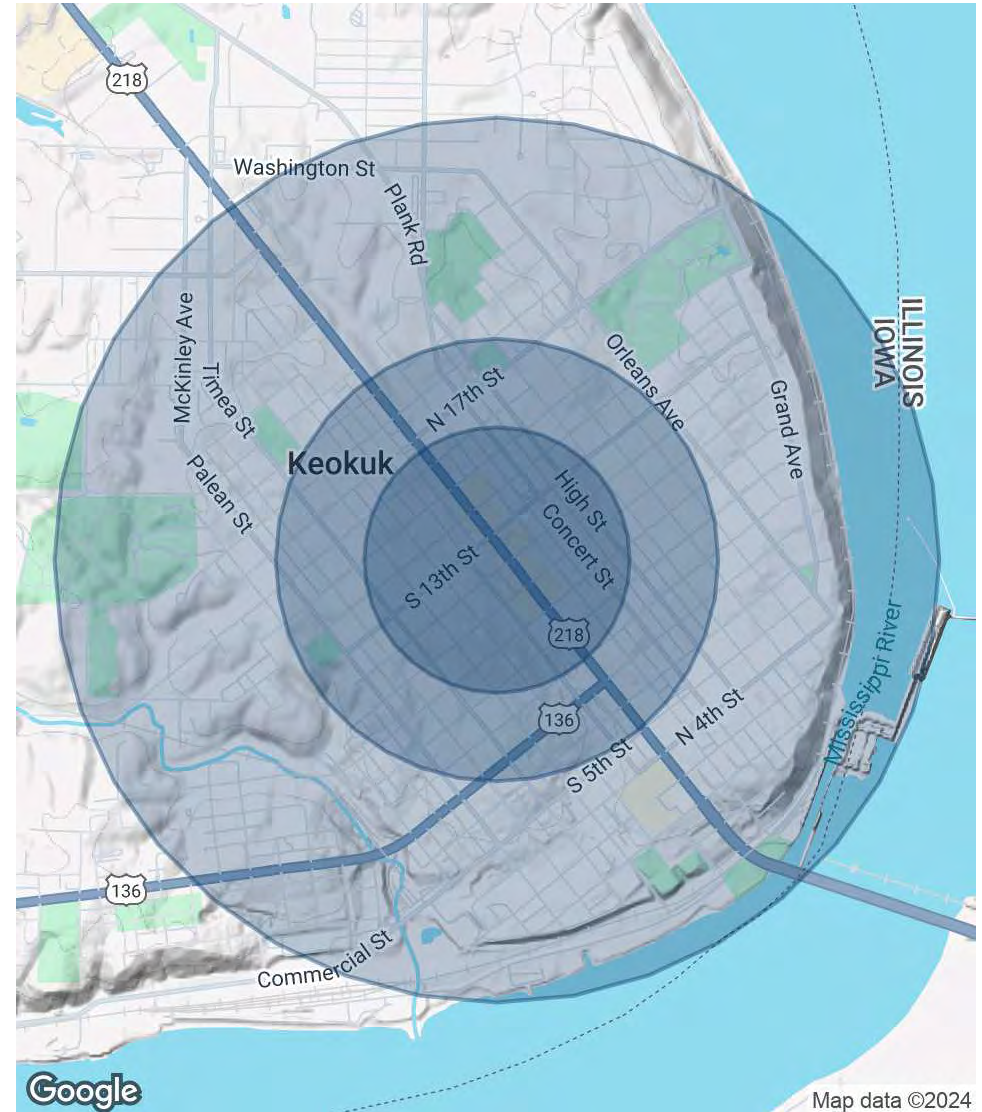
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	740	2,825	6,460
Average Age	38	39	41
Average Age (Male)	37	38	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	292	1,145	2,728
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$64,686	\$64,222	\$64,670
Average House Value	\$94,463	\$96,739	\$111,512

Demographics data derived from AlphaMap



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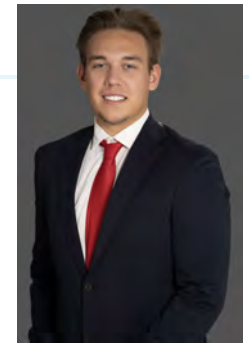


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PROFESSIONAL BACKGROUND

Chase Keller

A highly motivated Real Estate Investor, Chase Keller greatly values and recognizes the trust that investors, developers, entrepreneurs, real estate buyers, and business owners have placed in him to help them locate and secure viable commercial real estate properties in a stress-free process. With over 16 years of experience in the real estate industry, Chase stands out for his strong passion and determination to make his clients' real estate experience a positive, rewarding, and financially satisfying one.

With an extensive knowledge of different facets of real estate and financial analysis, Chase leverages his in-depth knowledge of the local market to guide, advise, and educate his clients, effectively empowering them to make well-informed financial decisions on investing and building generational wealth. He prides himself on his great understanding of the inner working of the real estate industry, which has enabled him to grow his portfolio significantly and boost the profitability of his clients' investments.

As an avid investor with a keen emphasis on helping his clients succeed in real estate, Chase has perfected various strategies such as the BRRRR (Buy, Rehab, Rent, Refinance, and Repeat), Seller Financing, Fix and flip properties, Construction, Rentals, Wholesaling, and Syndicating. This aspect allows him to create long-term savings and a constant flow of monthly residual income for his clients and investors. Chase attributes his success to the partnerships he has formed with commercial lenders, investors, and other like-minded associates with whom he exchanges ideas and insights that have been vital to informing his decision-making.

As a CCIM trained professional, Chase displays his extraordinary professionalism by putting the clients' needs first and ensuring their goals align with his methods to guarantee success. His thorough and meticulous approach to handling transactions gives his clients confidence, peace of mind, and a comforting feeling of care. He is reputable for his strong work ethic, enthusiasm, attention to detail, hard work, and willingness to go above and beyond to exceed his clients' expectations. These attributes have allowed him to earn his clients' trust, build strong and lasting professional relationships and give him the joy of working with repeat and referral clients.

Contact Chase today for the best experience as you turn your real estate dreams into a reality.

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