

FOR SALE



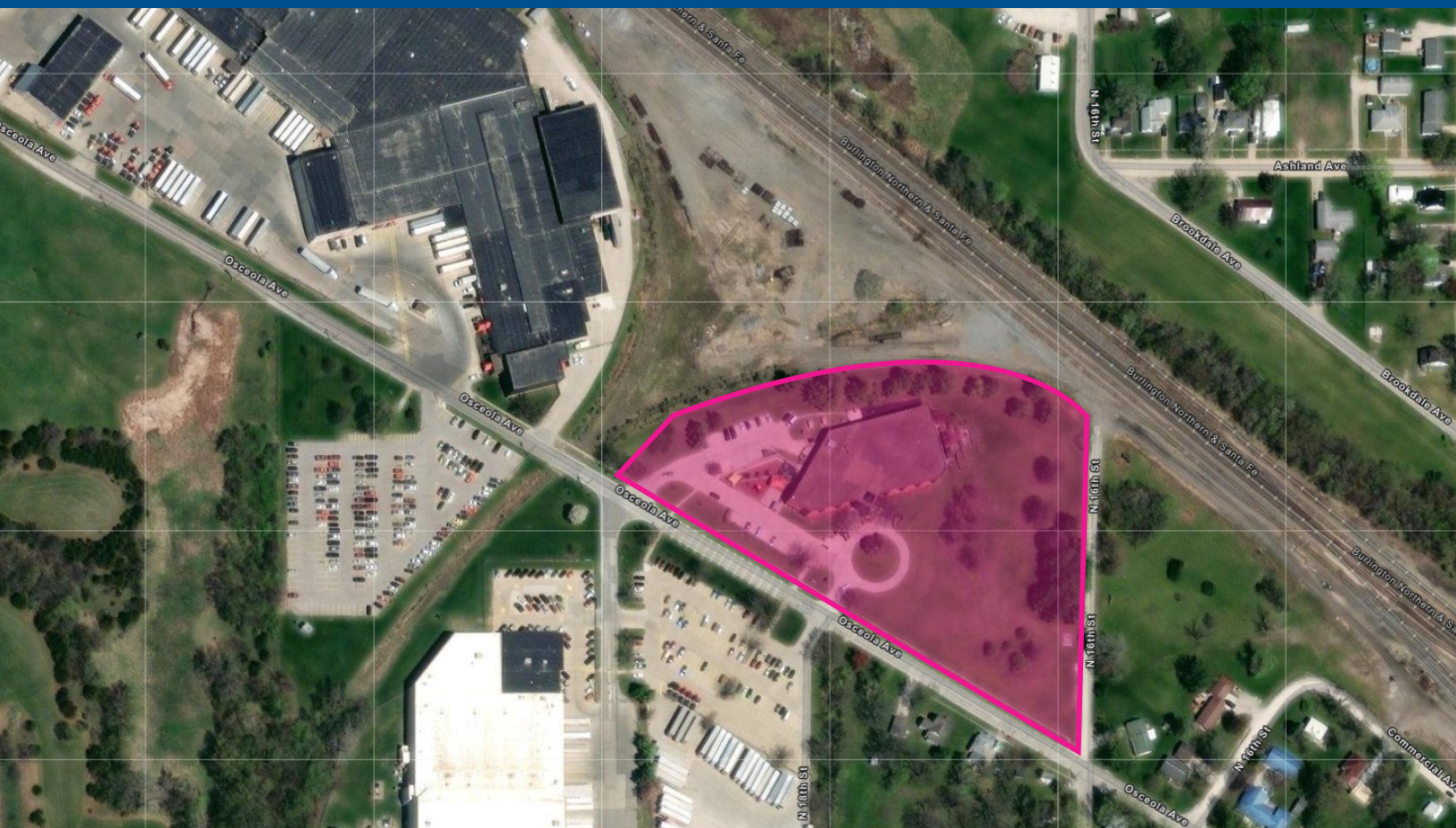
1711 OSCEOLA AVENUE

Chariton, Iowa 50049

Office Building/Investment Property/
Re-Development Opportunity For Sale
53,000 RSF +/-

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1711 OSCEOLA AVE FOR SALE



PROPERTY HIGHLIGHTS

Former corporate office location in Chariton, Iowa on 6.24 acres of land M/I. Currently a multi-Tenant office investment opportunity that could be redeveloped. Given the excess land, this property may be able to be redeveloped into a multi-use property that included multi-family housing for this growing community. The area's largest employer is just across the street. Please call for more details.

Office Building/ Investment Property/ Re-Development Opportunity

Building Size: 53,000 RSF +/-

Lot Size: 6.24 Acres

Sale Price: \$750,000

Available: Immediately



CLASS A



OFFICE SPACE



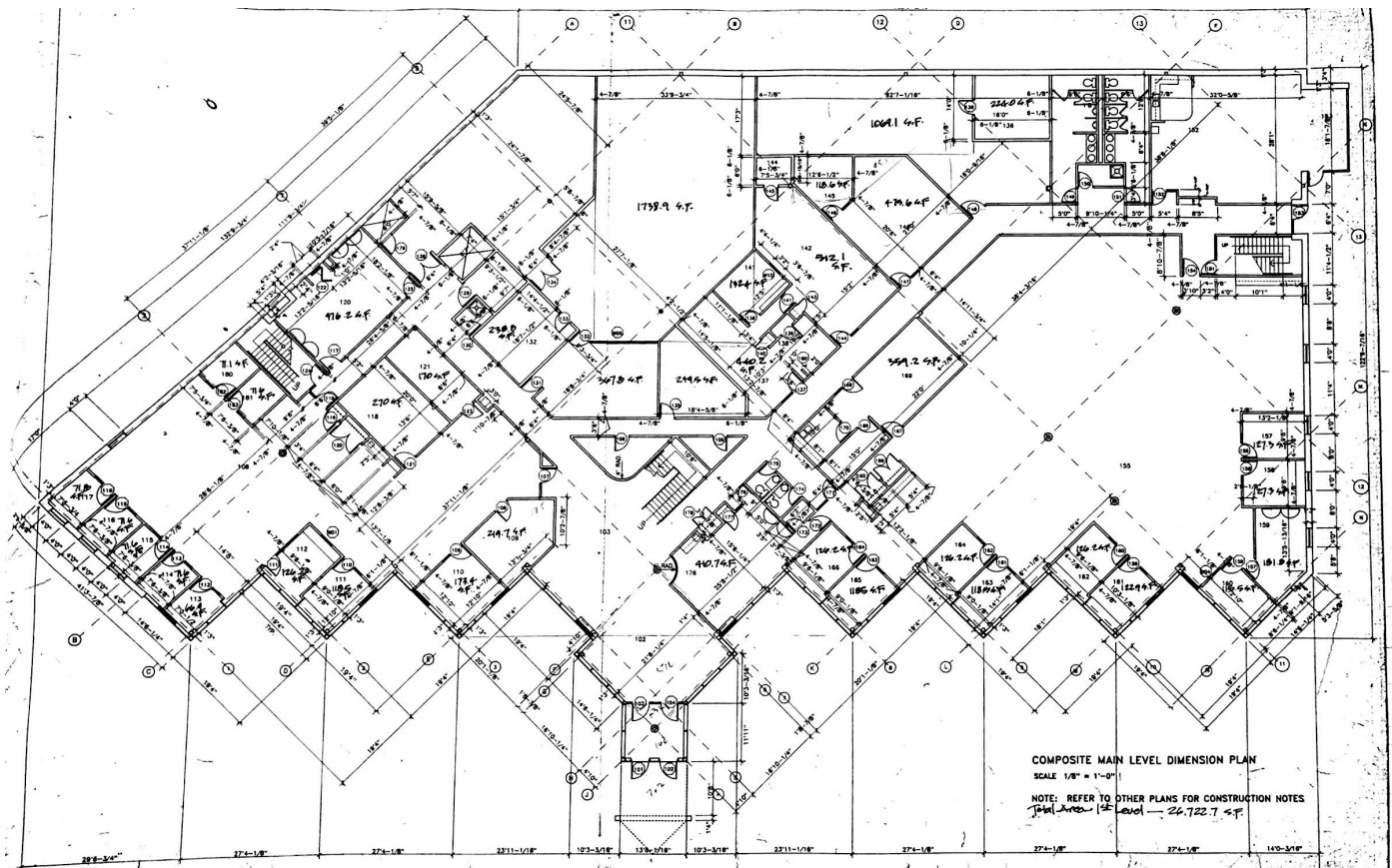
LAND DEVELOPMENT



GROCERY STORE NEARBY



1ST FLOOR FLOOR PLAN

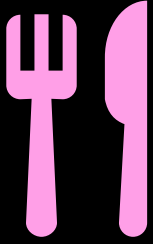


1711 Osceola Ave, Chariton, Iowa, 50049



Nearby Attractions

5 Mile Radius



14

Restaurants



2

Bars and
Pubs



0

Coffee
Shops



3

Grocers



3

C-Stores



8

Retail
Shopping



2

Hotels



5

Attractions/
Entertainment

Average Annual Spend per Household on Eating Out



\$236

Breakfast



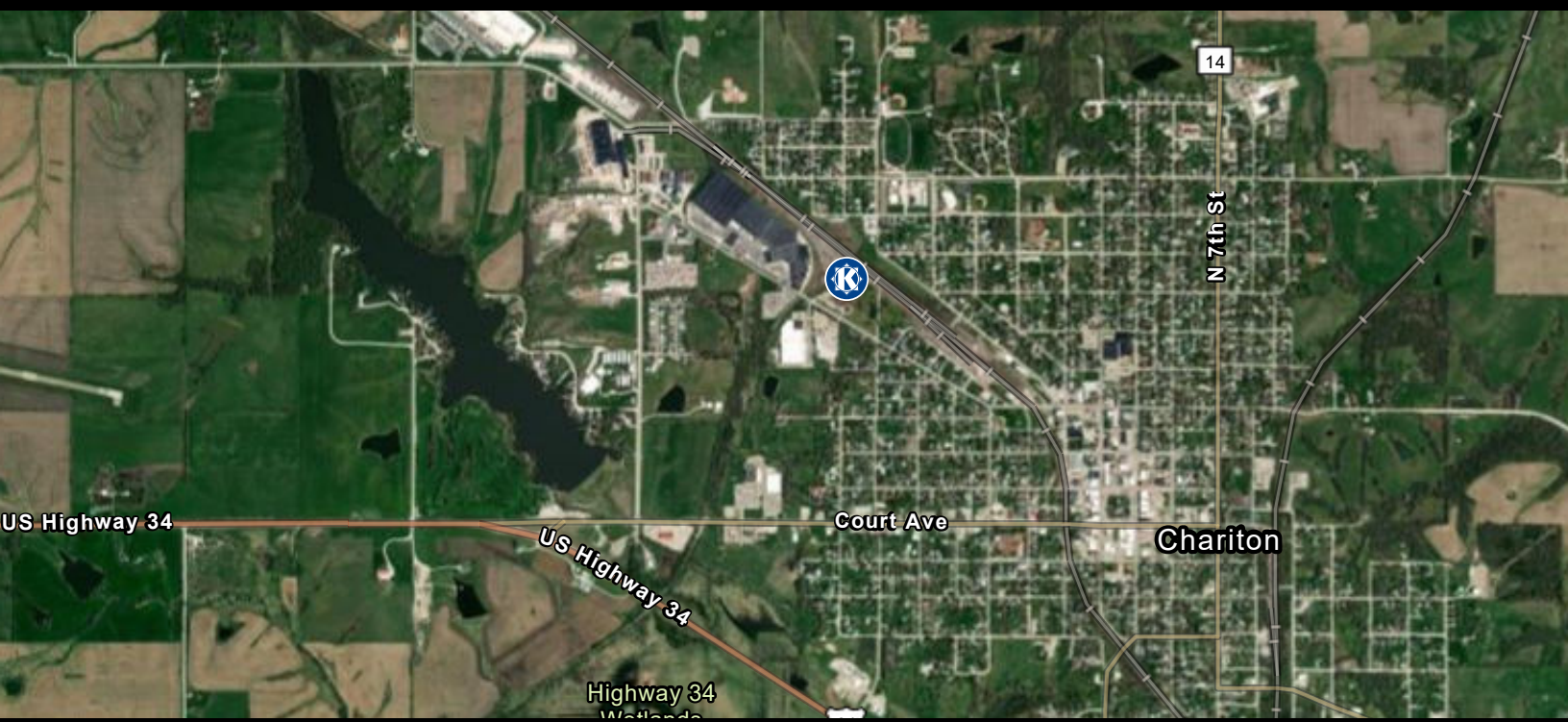
\$763

Lunch



\$1,202

Dinner



Demographics

5 mile radius

1711 Osceola Ave, Chariton, Iowa, 50049

INCOME



\$57,893

Median Household Income



\$130,073

Median Net Worth



\$108,060

Median Home Value



\$50,586

Median Disposable Income

EDUCATION



15%

Bachelor's/Grad/Prof Degree

KEY FACTS



5,107

Population



6,138

Total Daytime Population



44.6

Median Age



2,275

Households

BUSINESS



297

Total Businesses



4,459

Total Employees

TRAFFIC



2,140

Osceola Ave



THE SCIENCE OF WHERE™

This infographic contains data provided by American Community Survey (ACS), Esri, Esri and GIK
MKT, Esri and Data Axle. The village of the data is 2017-2021, 2023, 2028.

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