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# FOR LEASE

## VILLAGE SQUARE

1311 4TH STREET SW | Waverly, Iowa 50677



# FOR LEASE | VILLAGE SQUARE

Waverly-Shell Rock Middle School  
Rock High School

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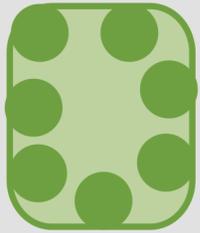
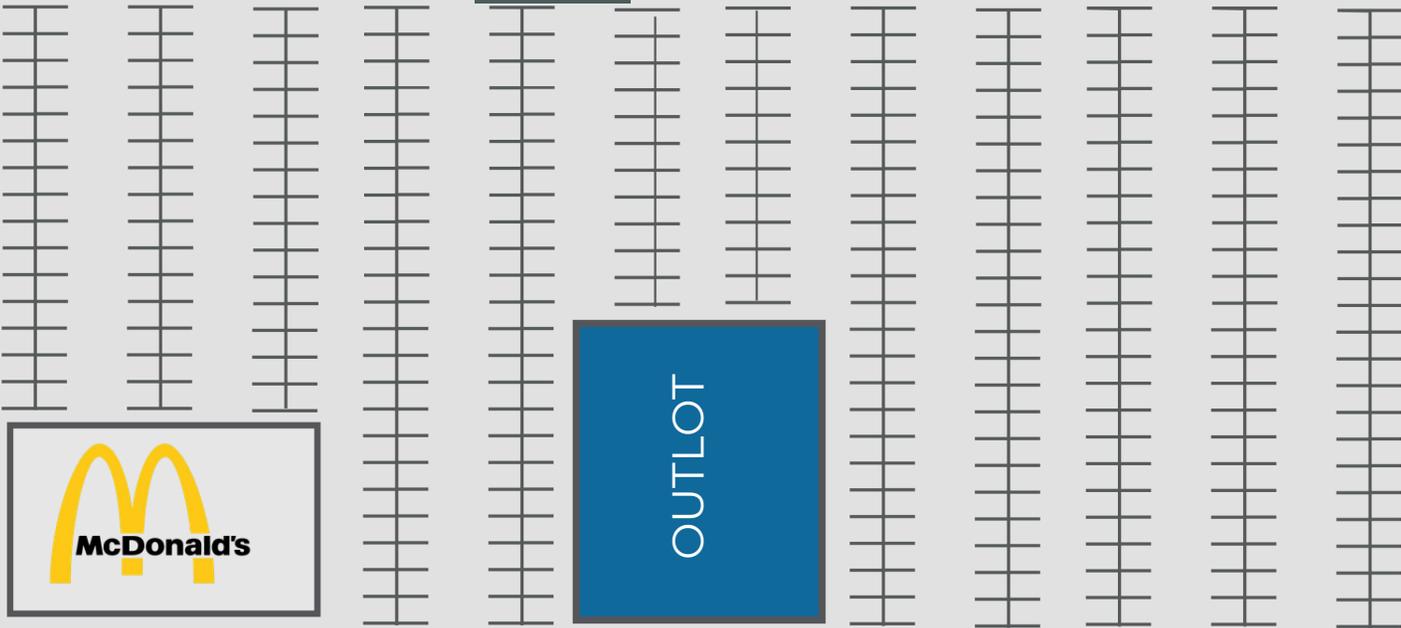


CEDAR VALLEY MEDICAL SPECIALISTS

Great Clips



Edward Jones



13TH STREET SW

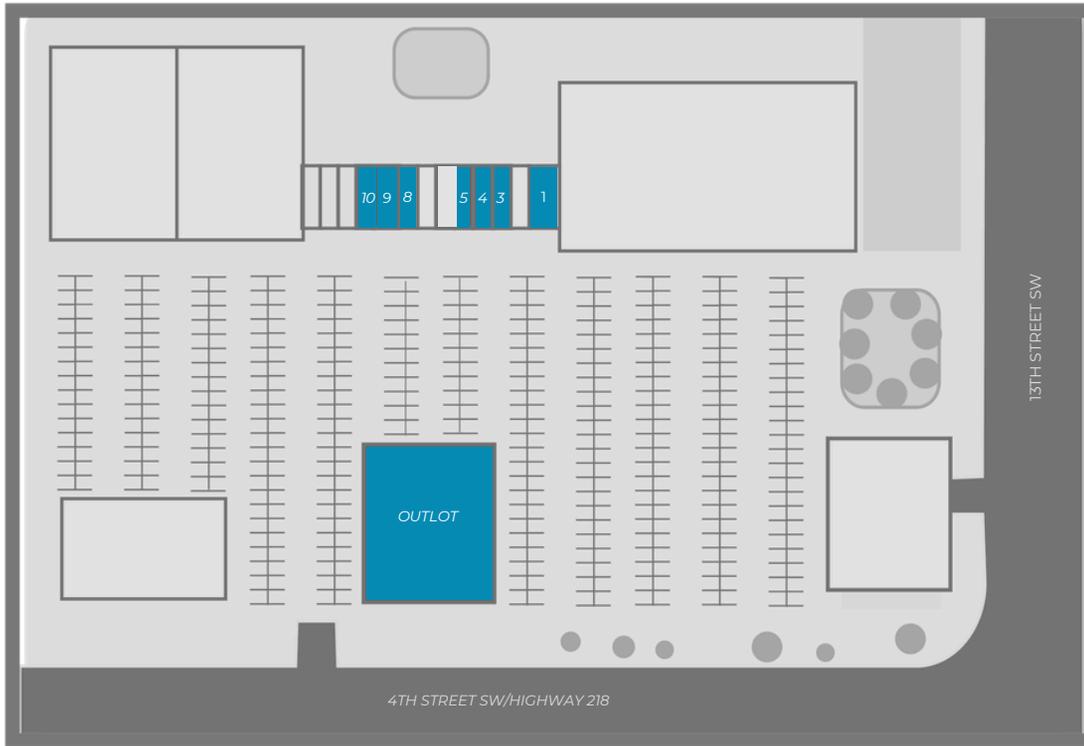
4TH STREET SW/HIGHWAY 218

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## VILLAGE SQUARE

1311 4TH STREET SW  
Waverly, Iowa 50677

|                              |                  |
|------------------------------|------------------|
| <b>Type Of Listing:</b>      | Retail           |
| <b>Minimum Base Rent:</b>    | Contact Broker   |
| <b>Est. NNN Expenses:</b>    | \$7.95/SF (2026) |
| <b>Available:</b>            | Immediately      |
| <b>Delivery:</b>             | White Box        |
| <b>Shopping Center Size:</b> | 122,448 SF       |
| <b>Ceiling Height:</b>       | 18' - 22'        |
| <b>Parking:</b>              | Abundant         |

Located in the high performing Hy-Vee anchored retail shopping center in Waverly Iowa, strategically situated in the heart of the main retail corridor!

|                   |           |            |
|-------------------|-----------|------------|
| <b>Available:</b> | Bay 1:    | 2,100 SF   |
|                   | Bay 3-5:  | 4,200 SF   |
|                   | Bay 8:    | 1,200 SF   |
|                   | Bay 9-10: | 2,400 SF   |
|                   | OUTLOT:   | 1.25 Acres |

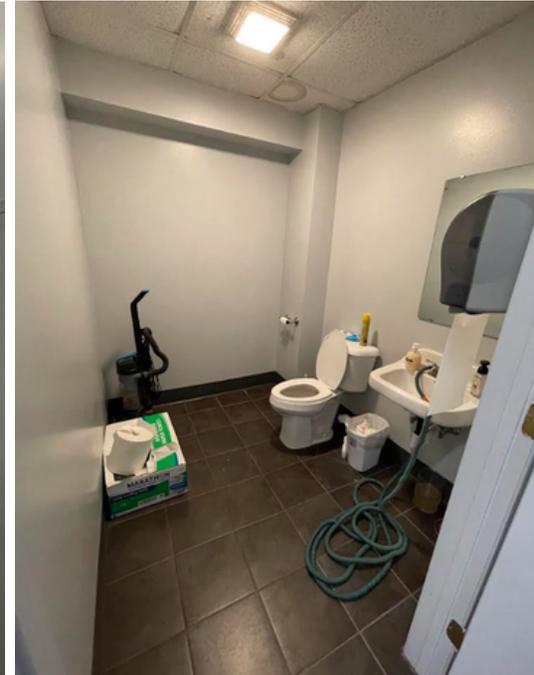
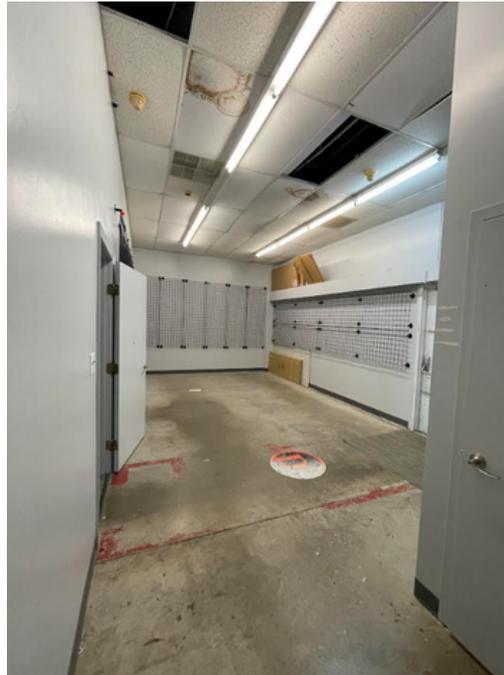
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BAY 1 | 2,100 SF



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**BAY 3-5 | 4,200 SF**

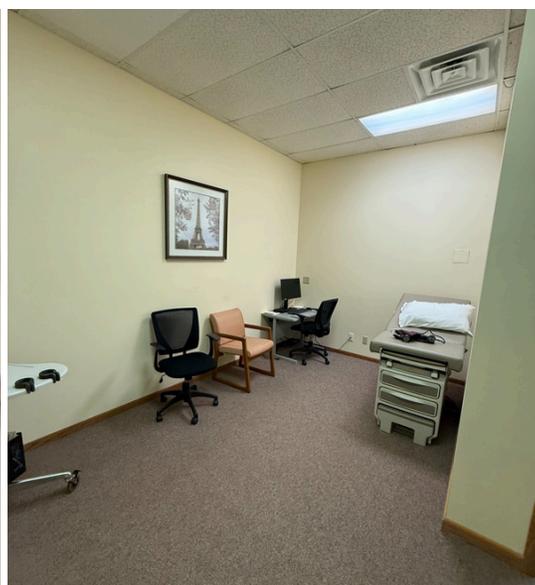


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**BAY 8 | 1,200 SF**



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BAY 9-10 | 2,400 SF



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# VILLAGE SQUARE PROPERTY PHOTOS | WAVERLY, IOWA



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