

INVESTMENT SUMMARY

SPENCER MEDICAL FACILITY

2004 HIGHWAY BOULEVARD
SPENCER, IA 51301

OFFERING SUMMARY

| | |
|-----------------------|-------------|
| SALE PRICE: | \$1,367,000 |
| BUILDING SIZE: | 10,114 SF |
| WOLFE CLINIC: | 8,860 SF |
| EDWARD JONES: | 1,254 SF |
| LOT SIZE: | 1.21 Acres |



PROPERTY SUMMARY

This sale-leaseback medical investment opportunity at 2004 Highway Boulevard, Spencer, IA, is occupied by Edward Jones and Wolfe Eye Clinic, whose doctors specialize in retinas and cataracts. This 10,114 SF commercial building is situated on a prime site with high visibility and accessibility. Recently renovated in 2025, it features a heavily built-out interior with full plumbing, offering exceptional potential for office or medical use. The C-2 Highway Commercial zoning further enhances its appeal. With ample front and rear parking, this property is designed to accommodate the needs of both staff and clients. Embrace the advantages of this strategically located, modernized space, ready to elevate your office or medical practice to new heights.

PROPERTY HIGHLIGHTS

- High Area HH Income
- Recently Remodeled
- Heavily Built Out and Fully Plumbed
- Great Site Visibility and Access
- Ample Parking in Front & Rear
- Close Proximity to Key Traffic Draws
- Medical Synergy in Direct Vicinity
- Potential TIF Available



**Great Visibility
from Primary
Road**



**Medical Buildout
& Synergy**



**Ample Surface
Parking**



LOCATION DESCRIPTION

This medical facility is located in the northwest quadrant of Iowa, where Highways 18 & 71 converge in the city of Spencer. With the facility's ideal positioning along the highway and in front of Iowa Lakes Community College (>2K students), directly across from Clay County Fairgrounds (>275K annual visitors), and less than a mile from the Spencer Hospital (>300K annual visitors), this establishment has phenomenal exposure to visitors from over 40 miles away.

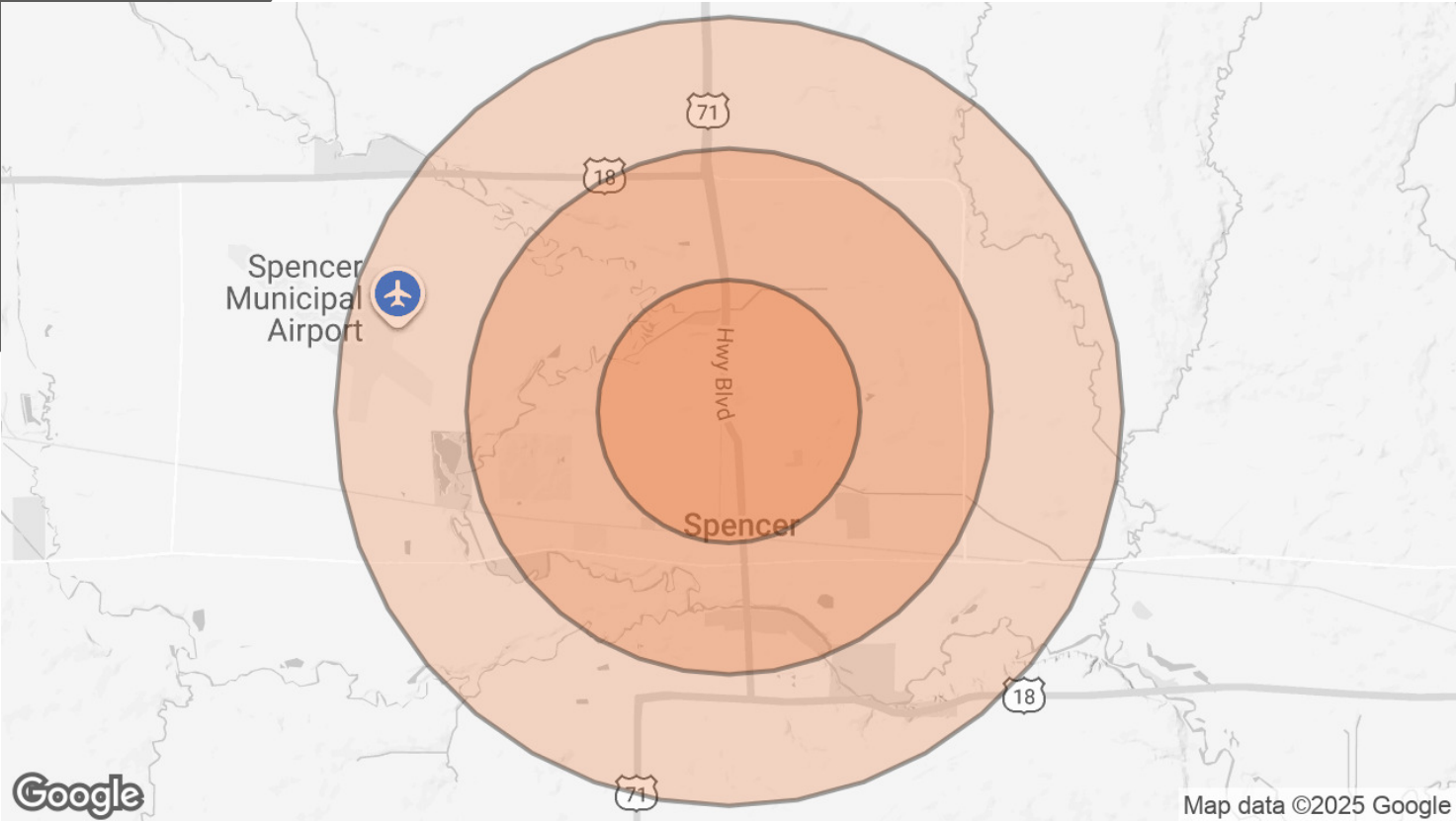
RETAIL MAP



Google

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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 4,777 | 9,768 | 11,649 |
| AVERAGE AGE | 43 | 42 | 43 |
| AVERAGE AGE (MALE) | 41 | 41 | 42 |
| AVERAGE AGE (FEMALE) | 44 | 43 | 44 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,016 | 4,261 | 5,156 |
| # OF PERSONS PER HH | 2.4 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$88,318 | \$81,601 | \$79,107 |
| AVERAGE HOUSE VALUE | \$221,488 | \$216,470 | \$215,294 |

Demographics data derived from AlphaMap