

# 3015 Greyhound Drive

## FOR SALE / FOR LEASE



## AW Commercial & Development

*Prepared by:*

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3015 Greyhound Drive  
Waterloo, IA 50701





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Demographics

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01

Executive Summary

Investment Summary



## OFFERING SUMMARY

ADDRESS	3015 Greyhound Drive Waterloo IA 50701
TOTAL BUILDING SF	7,825 SF
TOTAL AVAILABLE SF	5,150
LAND ACRES	1.16
YEAR BUILT	2010
COMMON AREA	Yes

## FINANCIAL SUMMARY

PRICE	\$1,200,000
PRICE PSF	\$233.01

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	819	34,094	87,037
2023 Median HH Income	\$65,263	\$68,380	\$56,919
2023 Average HH Income	\$119,045	\$90,901	\$79,265

## Property Description

- Opportunity to own or lease an impressive class A building in the Greenbelt Centre Business Park. The main level of the property offers a large collaborative workspace surrounded by spacious offices and conference rooms. The property includes a parking lot with 25 parking stalls, an impressive entryway, and a kitchenette with a shared break area. On the second level of the property, there is a common area that features an expansive conference room with a balcony. Additionally, the upper level includes another kitchenette/break area, a designated gym room, and a bathroom with a shower. This property is a state-of-the-art workplace with a sophisticated layout that offers a versatile workspace.







02

Property Description

Property Features

3015 GREYHOUND DRIVE



## PROPERTY FEATURES

TOTAL BUILDING SF	7,825
TOTAL AVAILABLE SF	5,150
LAND ACRES	1.16
YEAR BUILT	2010
COMMON AREA	Yes
FOR LEASE PSF PRICE	16 PSF
FOR SALE PRICE	1,200,000
BUILDING CLASS	A
NUMBER OF PARKING SPACES	25
ADA COMPLIANT	Yes







03

Demographics

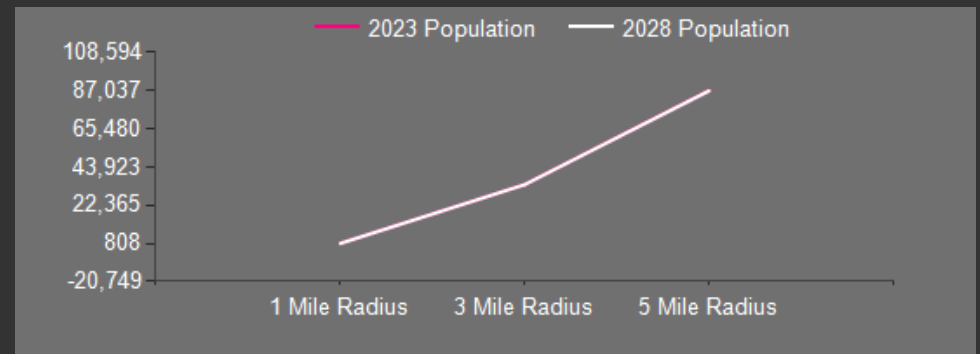
Demographics



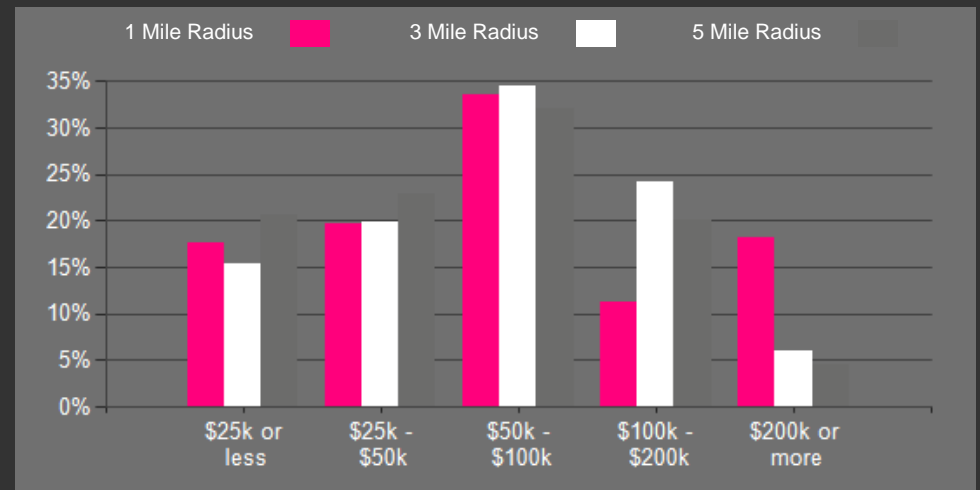
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	743	31,198	84,346
2010 Population	808	32,844	86,910
2023 Population	819	34,094	87,037
2028 Population	808	33,984	86,849
2023-2028: Population: Growth Rate	-1.35%	-0.30%	-0.20%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	45	1,162	4,049
\$15,000-\$24,999	34	1,174	3,384
\$25,000-\$34,999	26	1,103	3,175
\$35,000-\$49,999	62	1,915	5,092
\$50,000-\$74,999	82	2,782	6,487
\$75,000-\$99,999	68	2,452	5,063
\$100,000-\$149,999	39	3,016	5,874
\$150,000-\$199,999	11	649	1,381
\$200,000 or greater	81	909	1,593
Median HH Income	\$65,263	\$68,380	\$56,919
Average HH Income	\$119,045	\$90,901	\$79,265

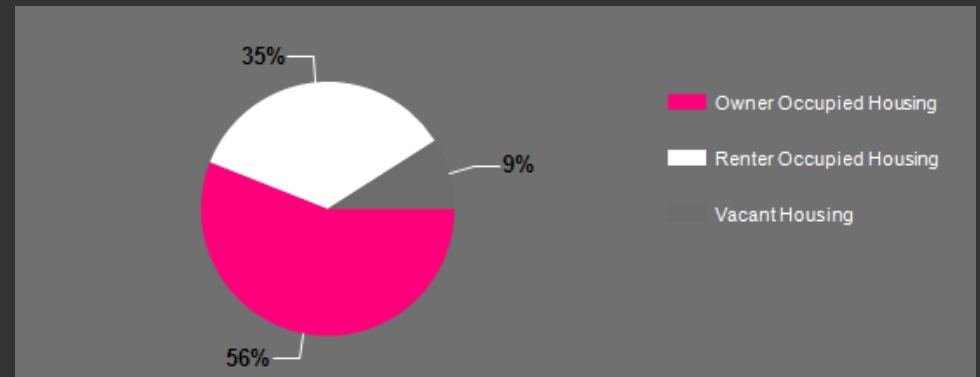
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	404	13,469	34,327
2010 Total Households	432	14,296	34,809
2023 Total Households	449	15,162	36,109
2028 Total Households	446	15,233	36,307
2023 Average Household Size	1.82	2.22	2.29
2023-2028: Households: Growth Rate	-0.65%	0.45%	0.55%



2023 Household Income



2023 Own vs. Rent - 1 Mile Radius

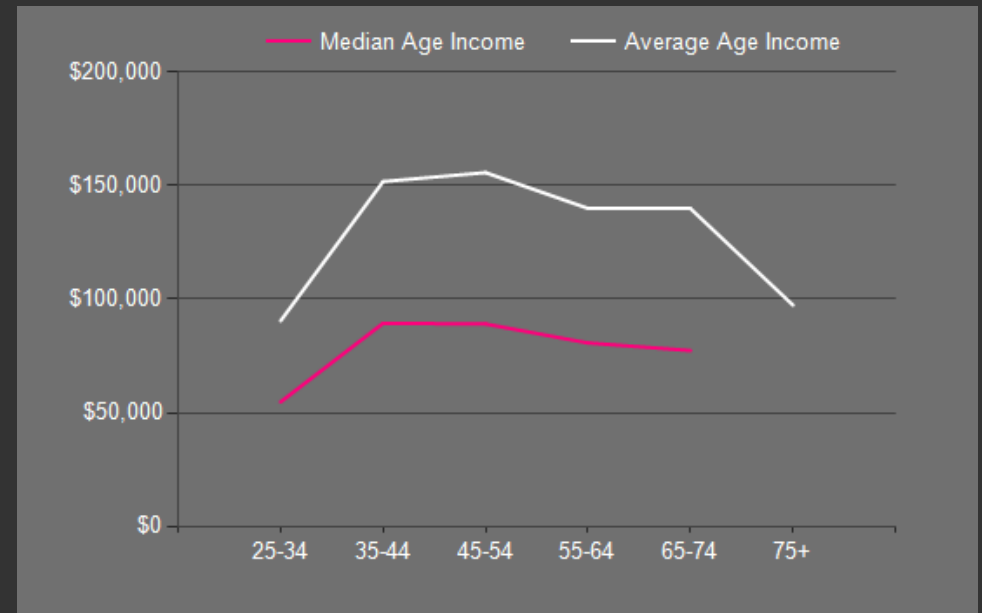
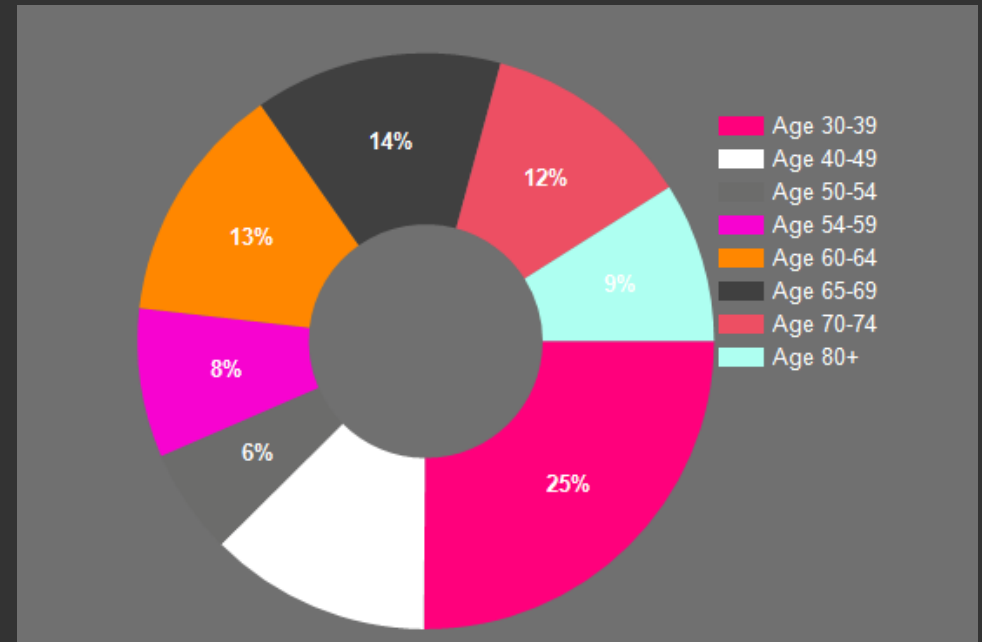


Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	71	2,851	6,742
2023 Population Age 35-39	52	2,526	5,867
2023 Population Age 40-44	33	2,136	5,005
2023 Population Age 45-49	28	1,665	4,054
2023 Population Age 50-54	29	1,754	4,263
2023 Population Age 55-59	41	1,804	4,489
2023 Population Age 60-64	66	2,167	4,946
2023 Population Age 65-69	68	2,192	4,697
2023 Population Age 70-74	58	1,878	3,963
2023 Population Age 75-79	44	1,332	2,754
2023 Population Age 80-84	35	943	1,964
2023 Population Age 85+	23	1,064	2,323
2023 Population Age 18+	670	26,903	69,218
2023 Median Age	42	40	36
2028 Median Age	42	41	37

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,729	\$66,606	\$58,732
Average Household Income 25-34	\$90,451	\$86,442	\$78,102
Median Household Income 35-44	\$89,365	\$88,045	\$77,108
Average Household Income 35-44	\$151,819	\$109,534	\$96,177
Median Household Income 45-54	\$89,066	\$90,192	\$76,094
Average Household Income 45-54	\$155,757	\$112,821	\$96,534
Median Household Income 55-64	\$80,700	\$76,251	\$61,294
Average Household Income 55-64	\$139,962	\$97,443	\$84,875
Median Household Income 65-74	\$77,339	\$65,905	\$55,973
Average Household Income 65-74	\$139,915	\$90,853	\$78,306
Average Household Income 75+	\$97,372	\$61,441	\$56,297





# 3015 Greyhound Drive

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