



ACCESS Commercial, LLC



1st Ave. S

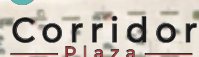
1st Ave. S



2nd Ave. S



Washburn Federal Credit Center



3rd Ave. S



212 S 29th Street

Fort Dodge, IA 50501

RETAIL | FOR LEASE

PROPERTY HIGHLIGHTS



ADDRESS:

212 S 29th Street
Fort Dodge, Iowa 50501



LEASE RATE:

Negotiable



ZONING:

Commercial



ACCESS Commercial, LLC
www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

Prime commercial lot with Drive-Thru capabilities, located between 1st Ave with over 9,000 VPD and 5th Ave with over 12,000 VPD. This location ensures high exposure and steady customer flow.

This site is in the heart of a well established retail corridor surrounded by major national retailers - including Chick-fil-A, Hy-Vee, Walmart, Aldi, Target, Marshalls, Hobby Lobby, along with the redeveloped Corridor Plaza district with Dunhams Sports, Maurices, Shoe Sensation and Ulta Beauty as tenants

Don't miss this prime commercial opportunity in a thriving retail hub.

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Emily Faltys

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402.992.0848



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3-MILE AERIAL



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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	5,791	\$51,842	2,635	8,429	6,448	452
3-mile	24,511	\$64,870	9,873	25,793	16,257	1,299
5-mile	27,153	\$65,278	10,816	28,583	17,790	1,425

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SITE PLAN



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PLACER.AI

Placer.ai Software offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



FAREWAY
MEAT & GROCERY



VISITS
439,000
in the last 12 months



RANKING
97th
percentile nationwide

bomgaars



VISITS
268,000
in the last 12 months



RANKING
91st
percentile nationwide

Wendy's



VISITS
337,000
in the last 12 months



RANKING
85th
percentile nationwide



VISITS
95,400
in the last 12 months



RANKING
90th
percentile nationwide

**tropical
SMOOTHIE
CAFE**



VISITS
135,300
in the last 12 months



RANKING
86th
percentile nationwide

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LISTING TEAM



Kirk Hanson Principal

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



Emily Faltys Broker Associate

Emily is a dynamic and motivated graduate from the University of Nebraska - Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals.

Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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