

# Geraldine Storage

2811 - 2813 Geraldine Road, Waterloo IA 50703

AW Commercial & Development

*Prepared By:*

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**AW COMMERCIAL**  
REAL ESTATE & DEVELOPMENT

## OFFERING SUMMARY

ADDRESS	2811 - 2813 Geraldine Road Waterloo IA 50703
COUNTY	Black Hawk
BUILDING SF	7,500 SF
INDIVIDUAL UNIT SF	1,250
LAND ACRES	1.97
LAND SF	85,813 SF
YEAR BUILT	2023
APN	891308226015

## FINANCIAL SUMMARY

PRICE	\$122,500
PRICE PSF	\$98.00

## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population	234	22,123	74,795
2023 Median HH Income	\$45,401	\$60,942	\$57,315
2023 Average HH Income	\$59,859	\$79,408	\$79,394

## Summary

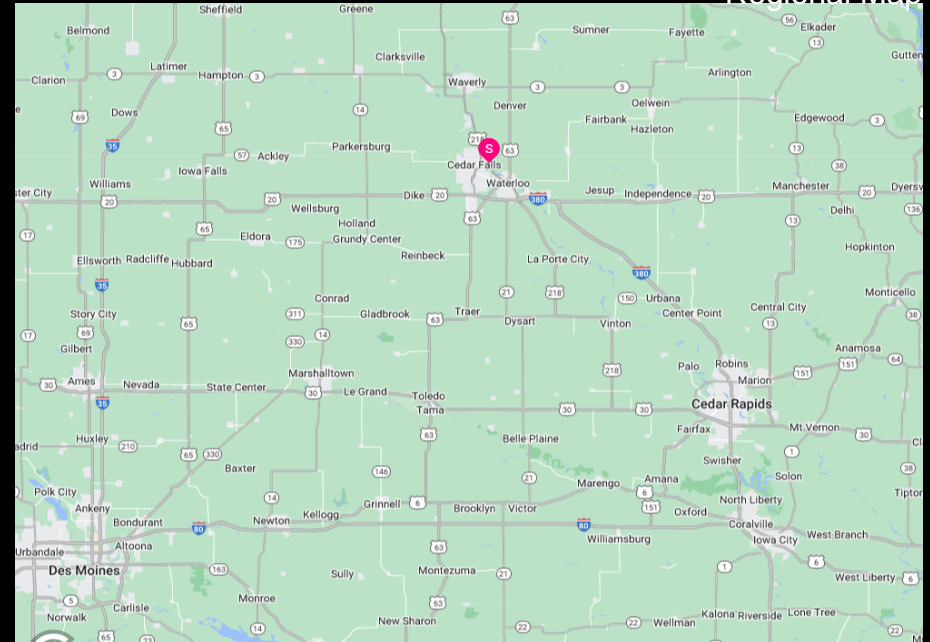
- Opportunity to own your own storage unit and/or business suite. Twelve (12) suites are available at 1,250 square feet each. Conveniently located in between Cedar Falls and Waterloo on Geraldine Road within close proximity to HWY 218 and the Waterloo Regional Airport.
- Annual HOA Fee to cover lawn, snow, and exterior insurance. This property includes a 12' x 14' overhead door with 16' side walls and a floor drain in each unit. All suites are climate-controlled with separate electric and water meters, insulated walls, and a bathroom.



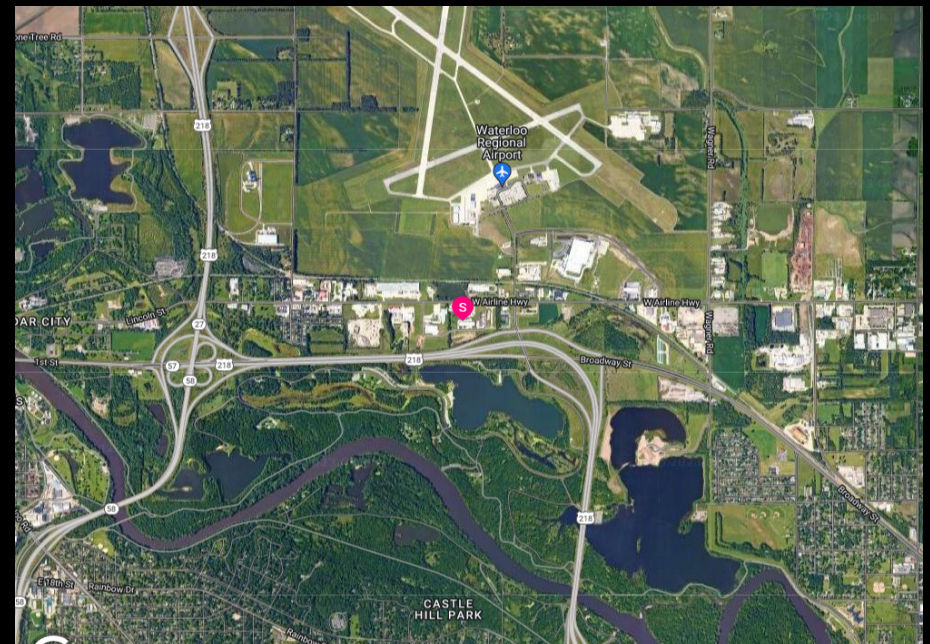
## The Cedar Valley -- Northeast Iowa

- The Cedar Valley located in Northeast Iowa is home to around 250,000 Iowans. Just shy of 100 miles, the Cedar Valley includes 6 different counties. The quality of life in the Cedar Valley is strengthened by a substantial amount of bicycle trails, 130+ miles of recreational trails, golf courses, countless municipal and state parks, sports complexes, numerous museums, and performing arts centers.
- The Cedar Valley includes a diverse group of businesses which include; food processing, logistics, manufacturing, information solutions, and agri-based biotechnology. John Deere, located in Waterloo, is one of the most important sectors providing over 5,000 jobs that range from line workers to office jobs and more. Other large providers of employment include Tyson Foods, MercyOne, UnityPoint Health, the University of Northern Iowa, Target distribution, Bertch Cabinetry, and The Waterloo Community School District. The Cedar Valley is constantly growing and diversifying its offerings to attract new businesses to the area.
- The Cedar Valley is home to the University of Northern Iowa, one of Iowa's three state universities, a 4-year private college, a community college, and advanced public and private Pre-K and K-12 schools. The Cedar Valley is a prospering area for fine arts and diverse culture. The area is home to, the Waterloo Center of Arts, Cedar Valley Arboretum & Botanic Gardens, and Hearst Center for the Arts.

Regional Map



Locator Map



## PROPERTY FEATURES

NUMBER OF UNITS	12
BUILDING SF	7,500
INDIVIDUAL UNIT SF	1,250
LAND SF	85,813
LAND ACRES	1.97
YEAR BUILT	2023
# OF PARCELS	1
ZONING TYPE	M-1
CLIMATE CONTROLLED	Yes
UNIT DIMENSIONS	25' x 50'
BATHROOM	Yes
FLOOR DRAIN	Yes
NUMBER OF BUILDINGS	2
UNITS PER BUILDING	6
INTERIOR PARKING	24 Spaces
EXTERIOR PARKING	19 Spaces

## NEIGHBORING PROPERTIES

NORTH	Industrial/Airport
SOUTH	Highway 218
EAST	Industrial
WEST	Industrial



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	284	23,670	74,479
2010 Population	243	22,767	75,682
2023 Population	234	22,123	74,795
2028 Population	230	21,896	74,554
2023-2028: Population: Growth Rate	-1.70 %	-1.05 %	-0.30 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	16	811	3,590
\$15,000-\$24,999	12	772	2,971
\$25,000-\$34,999	17	851	2,623
\$35,000-\$49,999	12	1,549	4,167
\$50,000-\$74,999	24	1,931	5,225
\$75,000-\$99,999	15	1,628	4,371
\$100,000-\$149,999	7	1,675	5,078
\$150,000-\$199,999	3	529	1,284
\$200,000 or greater	2	290	1,339
Median HH Income	\$45,401	\$60,942	\$57,315
Average HH Income	\$59,859	\$79,408	\$79,394

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	141	10,345	29,492
2010 Total Households	106	9,974	29,459
2023 Total Households	109	10,037	30,659
2028 Total Households	108	10,015	30,825
2023 Average Household Size	2.15	2.18	2.31
2000 Owner Occupied Housing	96	7,340	18,591
2000 Renter Occupied Housing	31	2,602	9,615
2023 Owner Occupied Housing	86	7,054	19,894
2023 Renter Occupied Housing	23	2,983	10,765
2023 Vacant Housing	16	720	2,898
2023 Total Housing	125	10,757	33,557
2028 Owner Occupied Housing	87	7,185	20,447
2028 Renter Occupied Housing	21	2,830	10,379
2028 Vacant Housing	17	759	2,920
2028 Total Housing	125	10,774	33,745
2023-2028: Households: Growth Rate	-0.90 %	-0.20 %	0.55 %

Source: esri

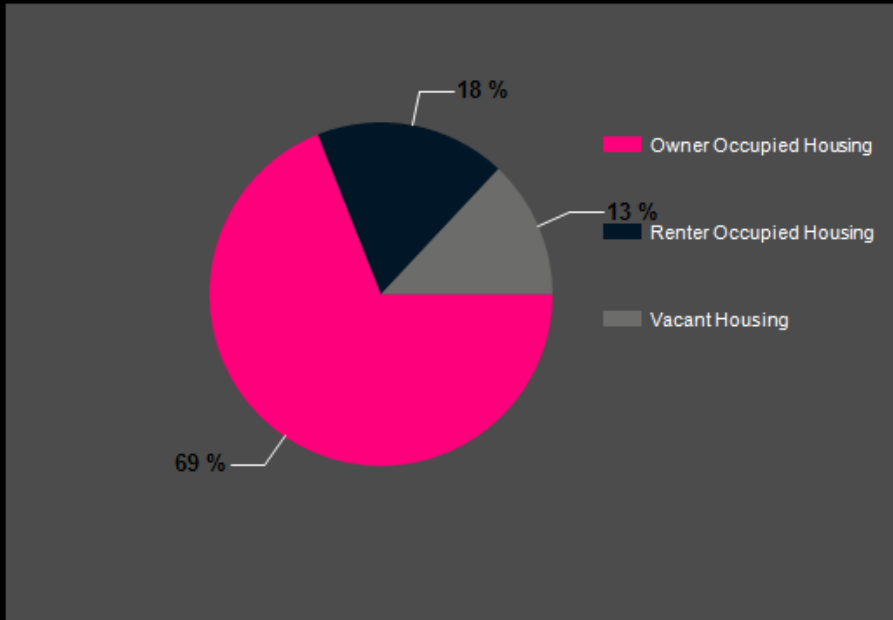
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	14	1,878	5,562
2023 Population Age 35-39	16	1,410	4,809
2023 Population Age 40-44	18	1,204	4,141
2023 Population Age 45-49	12	1,027	3,430
2023 Population Age 50-54	13	1,124	3,693
2023 Population Age 55-59	16	1,322	3,996
2023 Population Age 60-64	16	1,470	4,314
2023 Population Age 65-69	13	1,369	3,993
2023 Population Age 70-74	11	1,288	3,489
2023 Population Age 75-79	7	895	2,360
2023 Population Age 80-84	5	630	1,613
2023 Population Age 85+	3	667	1,753
2023 Population Age 18+	178	18,156	59,711
2023 Median Age	39	40	35

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,382	\$62,391	\$59,378
Average Household Income 25-34	\$59,810	\$79,249	\$77,827
Median Household Income 35-44	\$55,283	\$82,561	\$78,514
Average Household Income 35-44	\$72,809	\$97,933	\$96,687
Median Household Income 45-54	\$54,772	\$80,338	\$77,619
Average Household Income 45-54	\$65,713	\$95,756	\$98,880
Median Household Income 55-64	\$50,000	\$68,508	\$61,428
Average Household Income 55-64	\$59,054	\$85,421	\$85,139
Median Household Income 65-74	\$37,916	\$59,091	\$56,935
Average Household Income 65-74	\$58,583	\$75,666	\$77,285
Average Household Income 75+	\$37,739	\$58,022	\$56,251

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	16	1,360	4,298
2028 Population Age 35-39	14	1,590	5,039
2028 Population Age 40-44	15	1,335	4,572
2028 Population Age 45-49	17	1,221	4,076
2028 Population Age 50-54	11	1,046	3,449
2028 Population Age 55-59	13	1,127	3,642
2028 Population Age 60-64	15	1,246	3,721
2028 Population Age 65-69	14	1,283	3,771
2028 Population Age 70-74	10	1,365	3,822
2028 Population Age 75-79	8	1,111	2,927
2028 Population Age 80-84	5	783	1,987
2028 Population Age 85+	4	770	1,920
2028 Population Age 18+	173	17,953	59,554
2028 Median Age	39	41	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,382	\$69,372	\$65,466
Average Household Income 25-34	\$68,900	\$89,463	\$87,238
Median Household Income 35-44	\$60,000	\$90,887	\$86,433
Average Household Income 35-44	\$85,270	\$109,138	\$109,694
Median Household Income 45-54	\$61,403	\$87,188	\$83,974
Average Household Income 45-54	\$80,464	\$108,033	\$110,068
Median Household Income 55-64	\$53,179	\$77,816	\$70,500
Average Household Income 55-64	\$70,953	\$98,483	\$97,073
Median Household Income 65-74	\$50,000	\$64,746	\$61,622
Average Household Income 65-74	\$67,311	\$85,070	\$86,509
Average Household Income 75+	\$42,061	\$67,794	\$66,196

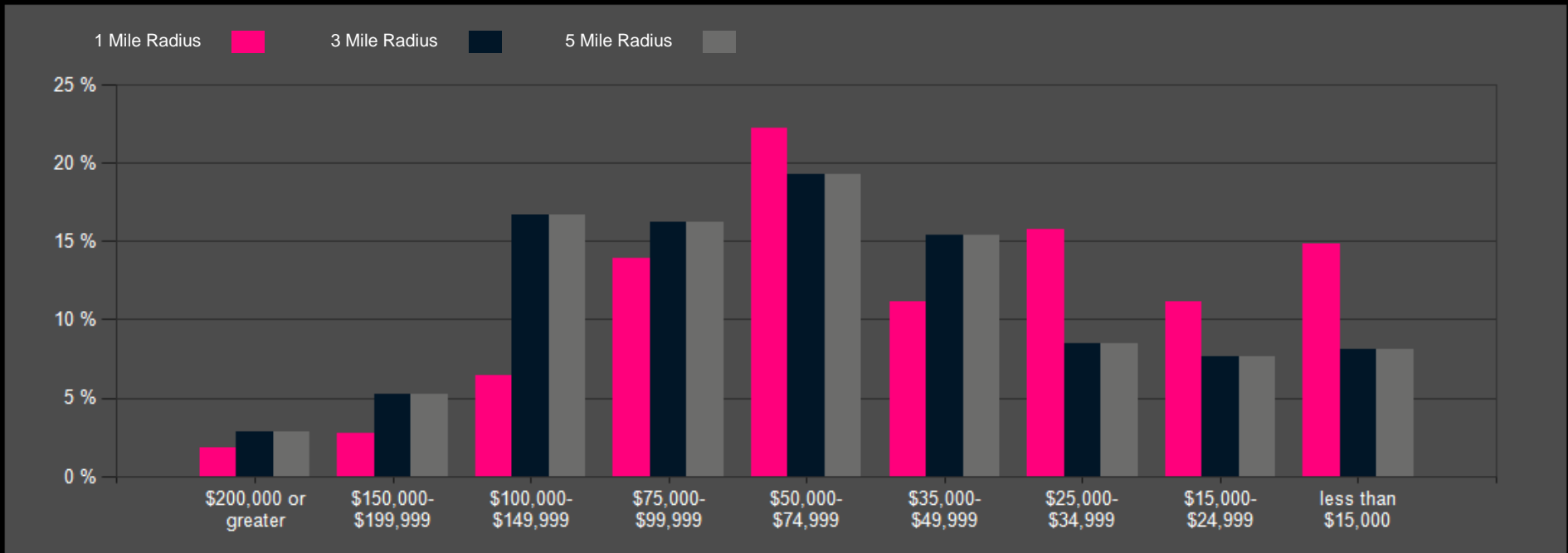
## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



## 2023 Household Income



# Geraldine Storage

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Exclusively Marketed by:



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