



FOR SALE



123 E 3RD ST

Ottumwa, IA 52501

26,207 SF

PROPERTY HIGHLIGHTS

26,207 SF Former Bank Building

Sale Price: \$950,000

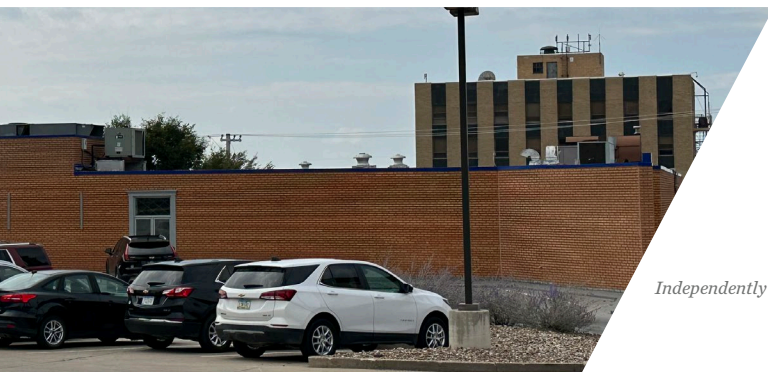
0.60 Acres

Built 1956/1979

Renovated into Class A space

Well maintained

Surface parking lot



DUSTIN WHITEHEAD, CCIM

Senior Vice President

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Ottumwa, IA 52501

26,207 SF

RETAIL AERIAL



Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|----------|
| Population | 7,154 | 25,634 | 28,180 |
| Daytime Population | 7,025 | 21,086 | 22,718 |
| AVG. HH Income | \$76,981 | \$80,000 | \$81,812 |
| Total Households | 2,767 | 10,331 | 11,324 |

Traffic Counts

Market St: 7,000 VPD

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