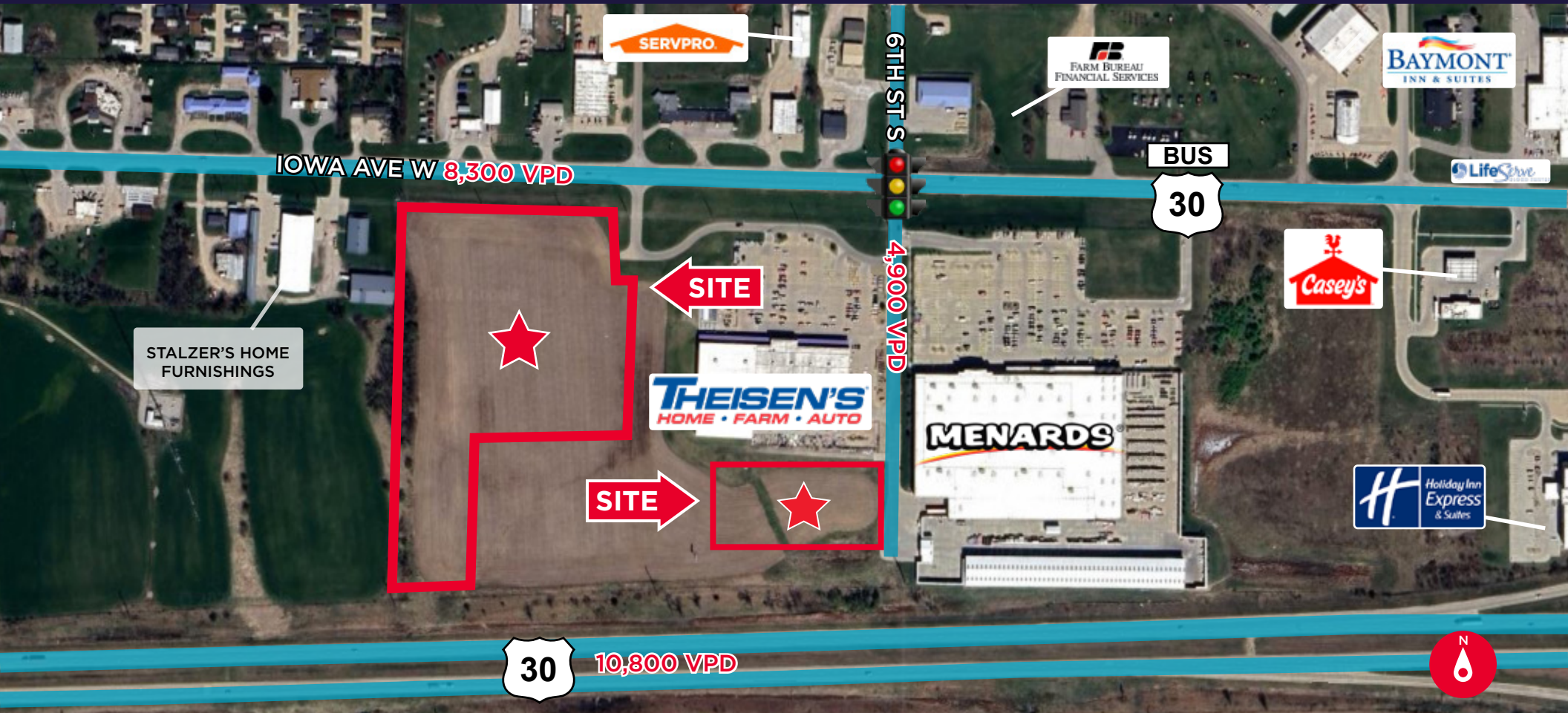


# 602 IOWA AVE W | LOTS FOR SALE

MARSHALLTOWN, IOWA 50158

**LOT 1: \$1,287,198 +/- 9.85 AC**

**LOT 2: \$200,000 +/- 2.29 AC**



**RYAN FITZPATRICK**  
Senior Vice President  
+1 319 431 1898  
rfitzpatrick@iowaca.com

**PARKER RIDGE**  
Associate  
+1 641 226 9983  
pridge@iowaca.com

**CHLOE MARZEN**  
Business Analyst  
**OLIVIA CHRISTIANSON**  
Marketing Specialist

2720 1st Ave NE Suite 212  
Cedar Rapids, IA 52402  
+1 319 229 1003  
iowaca.com



**CUSHMAN &  
WAKEFIELD**

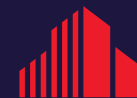
Iowa Commercial Advisors

# 602 IOWA AVE W | LOT 1

MARSHALLTOWN, IOWA 50158

FOR SALE: \$1,287,198 | +/- 9.85 AC

- +/- 9.85 acres available
- In close proximity to Theisen's Home Farm & Auto of Marshalltown
- Located off of Bus Hwy 30 and within minutes of Hwy 30
- Nearby businesses include: Theisen's Home Farm & Auto, Menard's, ServPro of Marshalltown, Taco Bell, Hampton Inn, Culver's, Applebee's, and the Central Iowa Farm Store



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

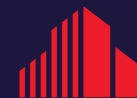


# 602 IOWA AVE W | LOT 2

MARSHALLTOWN, IOWA 50158

FOR SALE: \$200,000 | +/- 2.29 AC

- +/- 2.29 acres available
- In close proximity to Theisen's Home Farm & Auto of Marshalltown
- Located off of Bus Hwy 30 and within minutes of Hwy 30
- Nearby businesses include: Theisen's Home Farm & Auto, Menard's, ServPro of Marshalltown, Taco Bell, Hampton Inn, Culver's, Applebee's, and the Central Iowa Farm Store



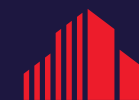
**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors



# AERIAL & DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Population	2,922	17,754	29,064
AVG. HH Income	\$84,413	\$84,501	\$79,385
Total Households	1,209	6,862	11,023



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

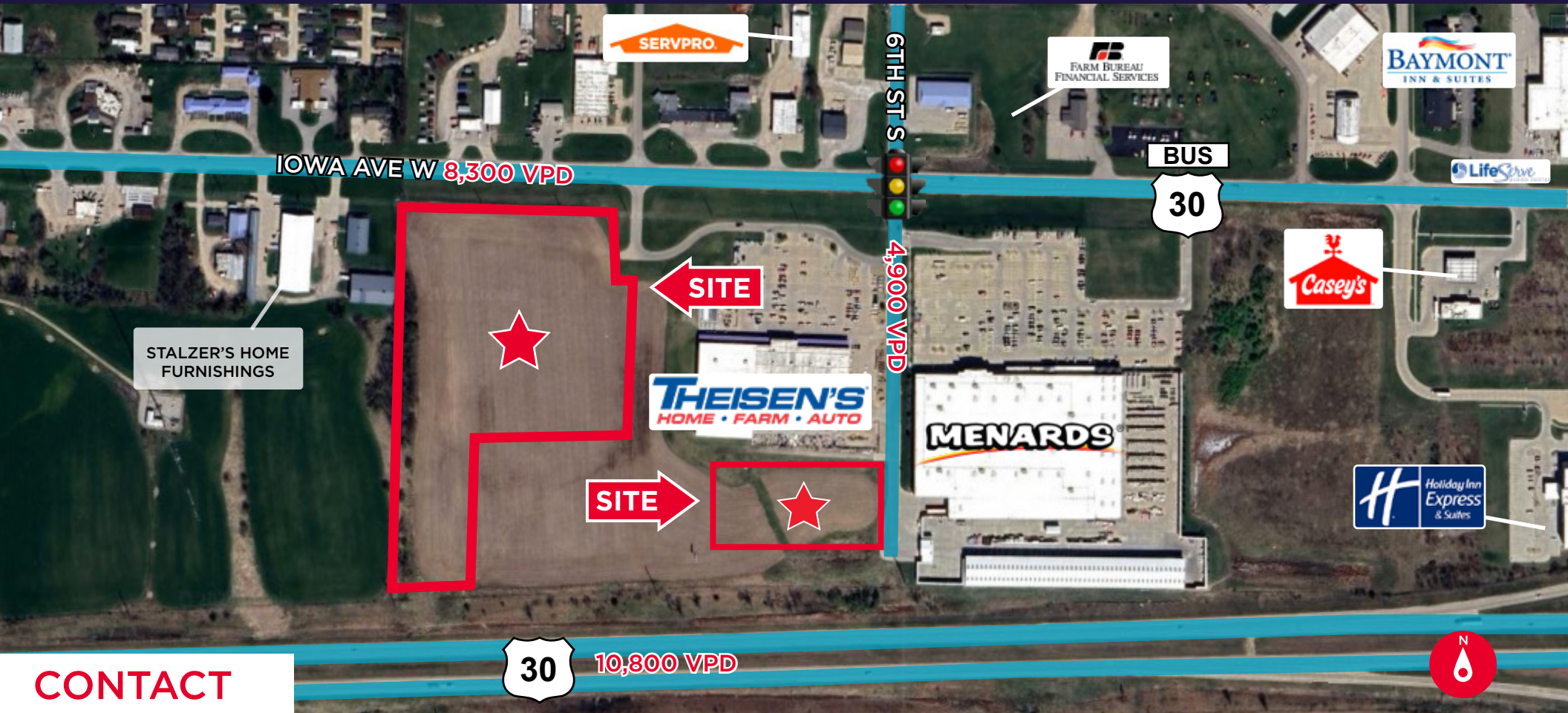


# 602 IOWA AVE W | LOTS FOR SALE

MARSHALLTOWN, IOWA 50158

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## CONTACT

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