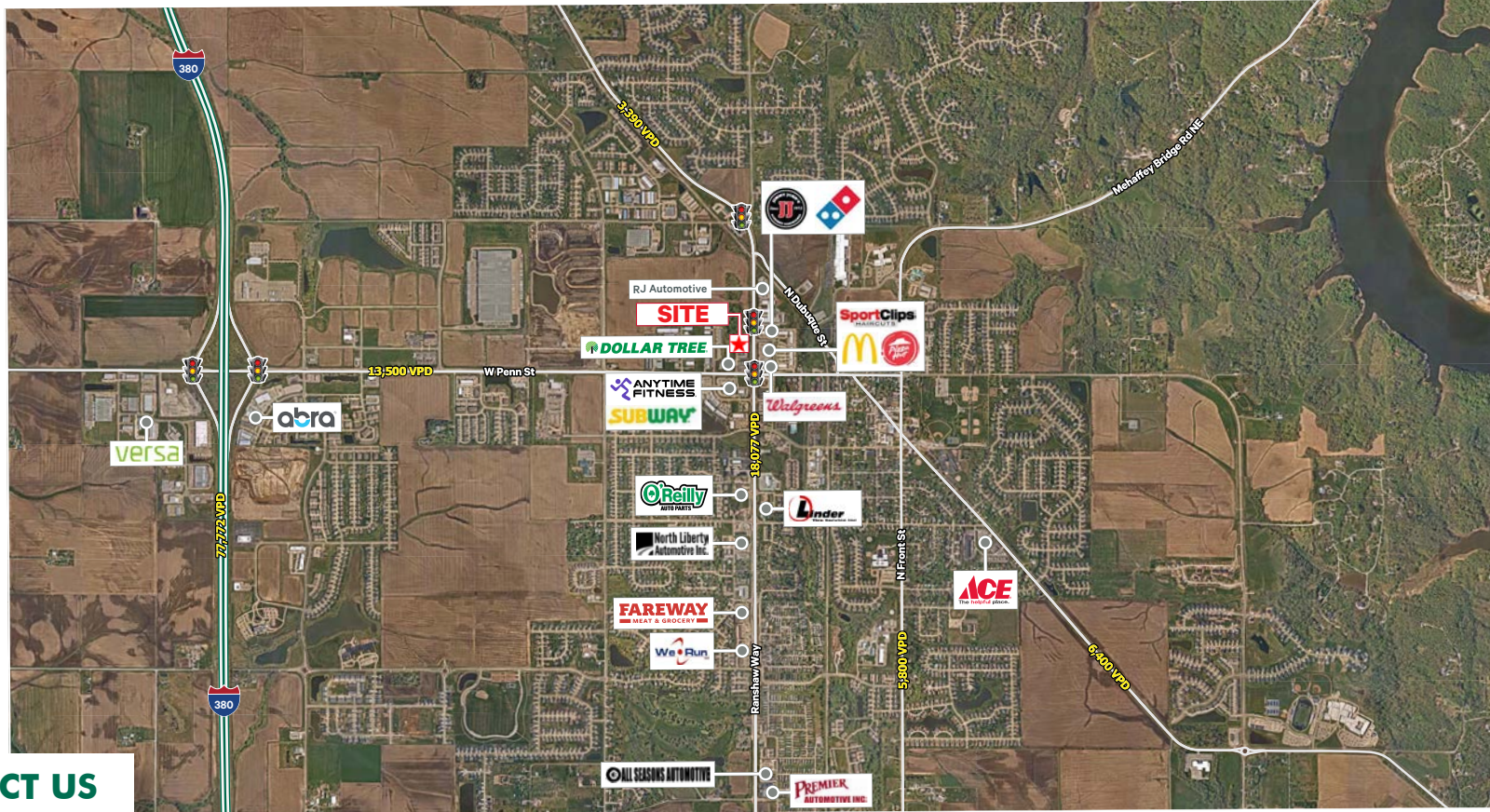


FOR SALE - ALDI EXCESS PROPERTY

**OUTLOT 1: +/- 0.84 AC LOT**

**OUTLOT 2: +/- 0.40 AC LOT**

725 HIGHWAY 965 NORTHEAST, NORTH LIBERTY, IOWA



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## FOR SALE - ALDI EXCESS PROPERTY

# OUTLOT 1: +/- 0.84 AC LOT

# OUTLOT 2: +/- 0.40 AC LOT

725 HIGHWAY 965 NORTHEAST, NORTH LIBERTY, IA

## PROPERTY INFO

### ALDI EXCESS PROPERTY FOR SALE

- + Outlot 1 - Asking Price \$750,000
- + Outlot 2 - Asking Price \$250,000
- + Adjacent to new ALDI Store (Opening 2024)
- + High traffic count on Highway 965 (18,500 VPD)
- + Local retailers include Walgreens, Dollar Tree, Tin Roost, Field Day Brewing Company, McDonalds, and Taco Bell

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,021	24,299	47,992
DAYTIME WORKERS	3,237	9,005	18,347
AVERAGE HH INCOME	\$136,701	\$132,929	\$131,650

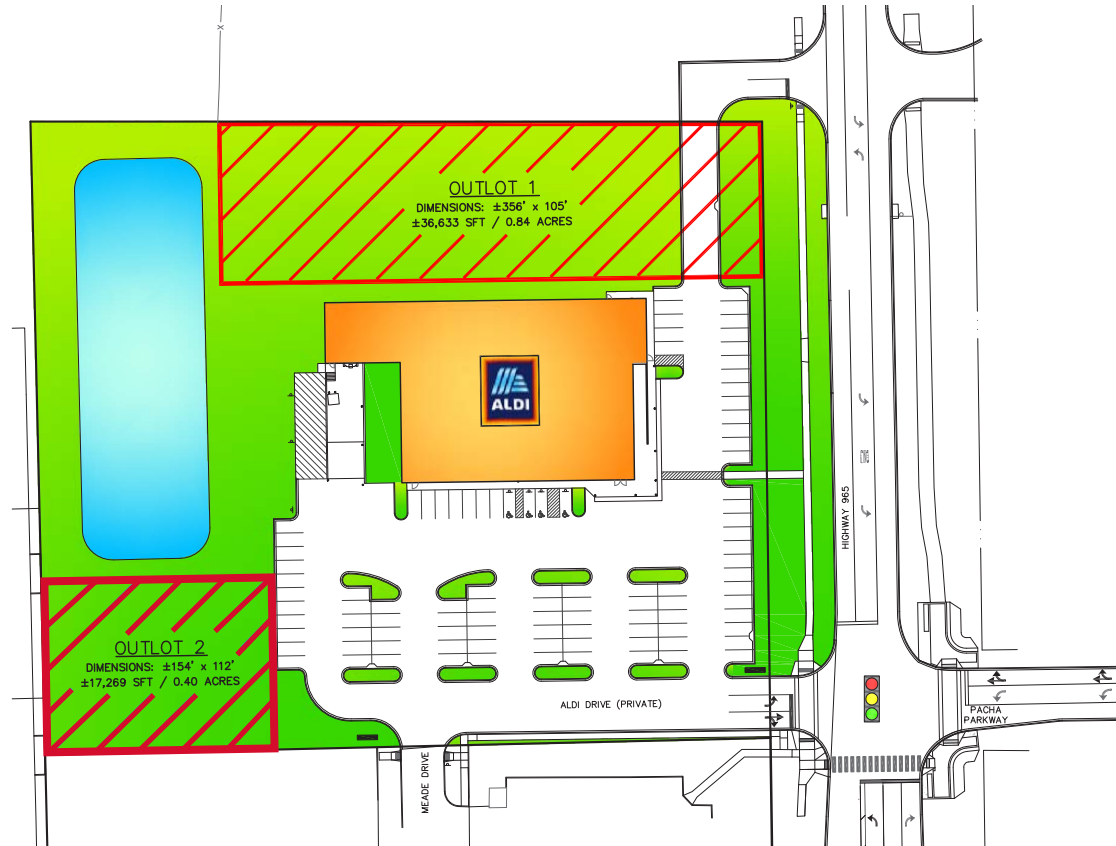


FOR SALE - ALDI EXCESS PROPERTY

**PARCEL 1: +/- 0.84 AC LOT**

**PARCEL 2: +/- 0.40 AC LOT**

725 HIGHWAY 965 NORTHEAST, NORTH LIBERTY, IA



SITE PLAN  
SCALE: 1" = 60'-0"



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