

3021 1ST AVE E

NEWTON, IOWA 50208

FOR LEASE/BUILD-TO-SUIT | +/- 0.30 AC



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CUSHMAN & WAKEFIELD
Iowa Commercial Advisors

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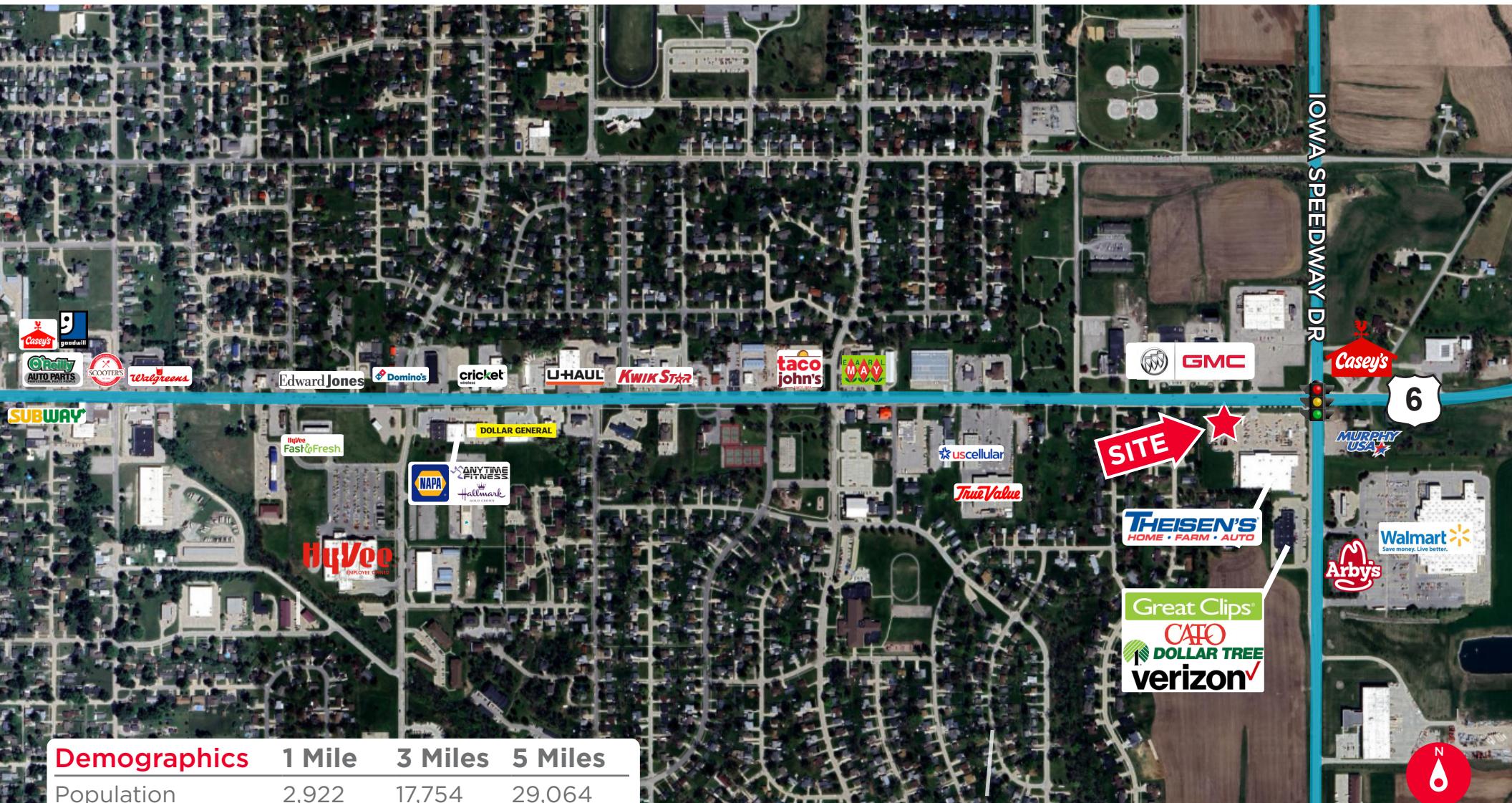
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- +/- 0.30 acres available for lease/build-to-suit
- In close proximity to Theisen's Home Farm & Auto of Newton
- Located off of Hwy 6
- Nearby businesses include: Theisen's Home Farm & Auto, Arby's, Aldi, Walmart, Casey's, Murphy USA, Buick GMC, Great Clips, Dollar Tree, and True Value



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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



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