

# 3021 1ST AVE E

NEWTON, IOWA 50208

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

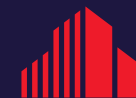


**RYAN FITZPATRICK**  
Senior Vice President  
+1 319 431 1898  
rfitzpatrick@iowaca.com

**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**

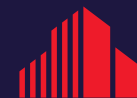
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- +/- 0.30 acres available for lease/build-to-suit
- In close proximity to Theisen's Home Farm & Auto of Newton
- Located off of Hwy 6
- Nearby businesses include: Theisen's Home Farm & Auto, Arby's, Aldi, Walmart, Casey's, Murphy USA, Buick GMC, Great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

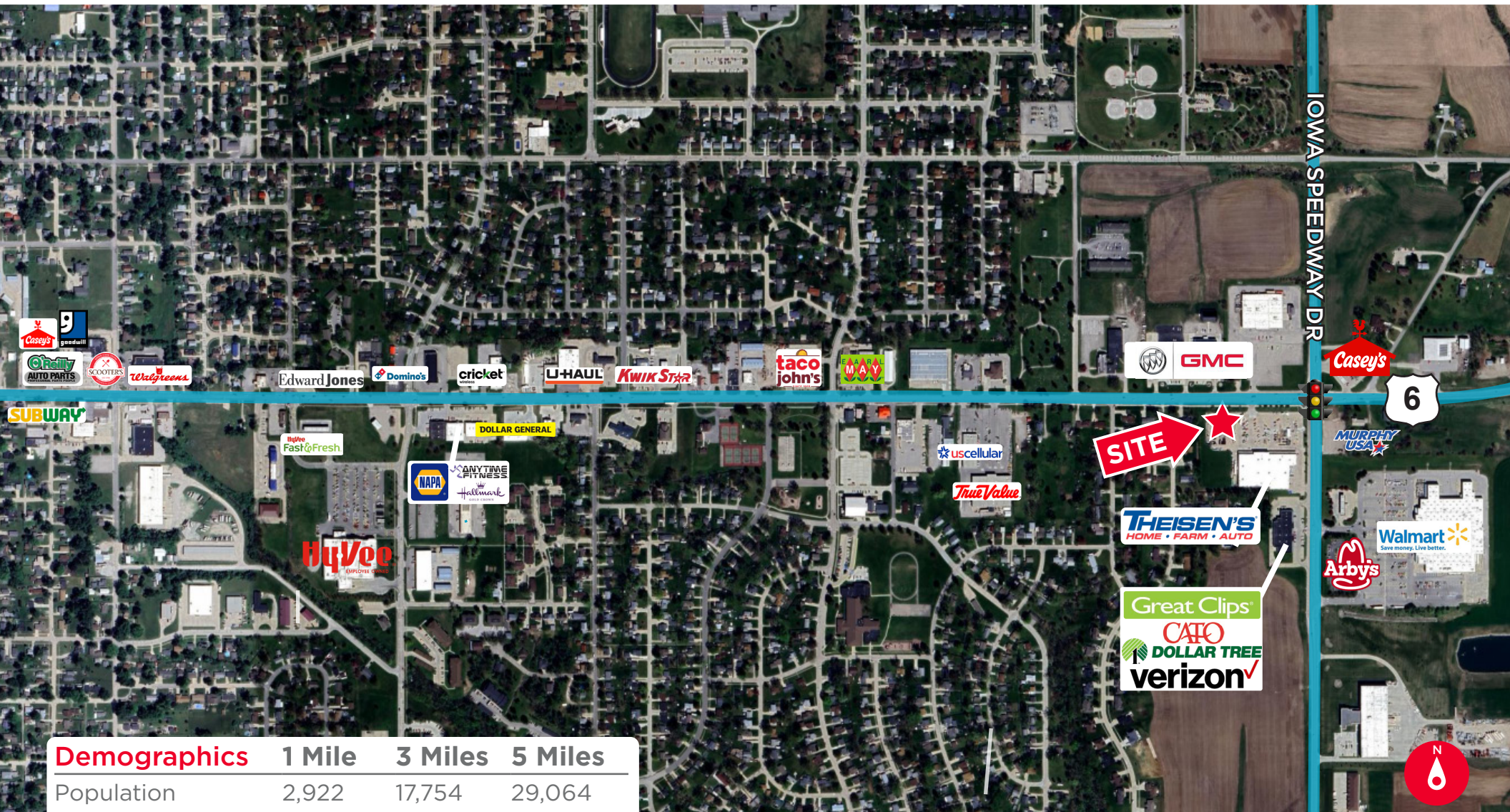


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# AERIAL & DEMOGRAPHICS



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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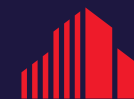


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