

FREESTANDING BUILDING FOR LEASE

2453 N Court Street | Ottumwa, Iowa



OVERVIEW

Fantastic opportunity to lease this built-to-suit former grocery store in the affluent north side of Ottumwa, a regional corridor in Southeast Iowa. Perfect for retail, office, manufacturing, distribution, storage, & service uses. Built in 2001 this freestanding building has great parking and loading and access from Hwy 63 and Court St. Open to all inquiries. Please call David Wolf for more details.

DEMOGRAPHICS

	3 mile	5 mile
ESRI 2023 Population	14,169	27,595
Avg. HH Income	\$80,124	\$71,346

FEATURES

- 47,800 sf on 3.87 ac
- Great access and visibility
- Strong demographics, and a proven retail location
- Building can be demised
- Tenant improvement allowance may be available for qualified tenants
- Triple net lease rate is negotiable and competitive

FOR MORE INFORMATION:

David Wolf | Cell: 319-530-6342
Email: davidwolf@buyersrealtyinc.com



4350 Westown Parkway Suite 100 West Des Moines, IA 50266
www.buyersrealtyinc.com OFFICE 515-277-4000

FREESTANDING BUILDING FOR LEASE

2453 N Court Street | Ottumwa, Iowa



FOR MORE INFORMATION:

David Wolf | Cell: 319-530-6342
Email: davidwolf@buyersrealtyinc.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



4350 Westown Parkway Suite 100 West Des Moines, IA 50266
www.buyersrealtyinc.com OFFICE 515-277-4000