

FOR LEASE - RED OAK PLAZA

1601 N BROADWAY STREET, RED OAK, IA 51566

RETAIL | 3,065 - 7,027 SF | \$8.00 SF/YR (NNN)



 **LEE &
ASSOCIATES**
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PRESENTED BY:

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PROPERTY DESCRIPTION

Hy-Vee anchored center. Situated in the heart of Red Oak, IA. Other tenants include US Cellular, True Value Hardware, Adapt Health, and Pizza Ranch. This is the only grocery anchored shopping center in Red Oak, Iowa. Scooter's and US Cellular recently opened increasing traffic to the center.

PROPERTY HIGHLIGHTS

- Located on N Broadway Street and Hwy 48
- Great visibility and signage
- Heavily trafficked area

LOCATION DESCRIPTION

Located on N Broadway Street and Hwy 48.

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	3,065 - 7,027 SF
Lot Size:	9.7 Acres
Building Size:	87,712 SF

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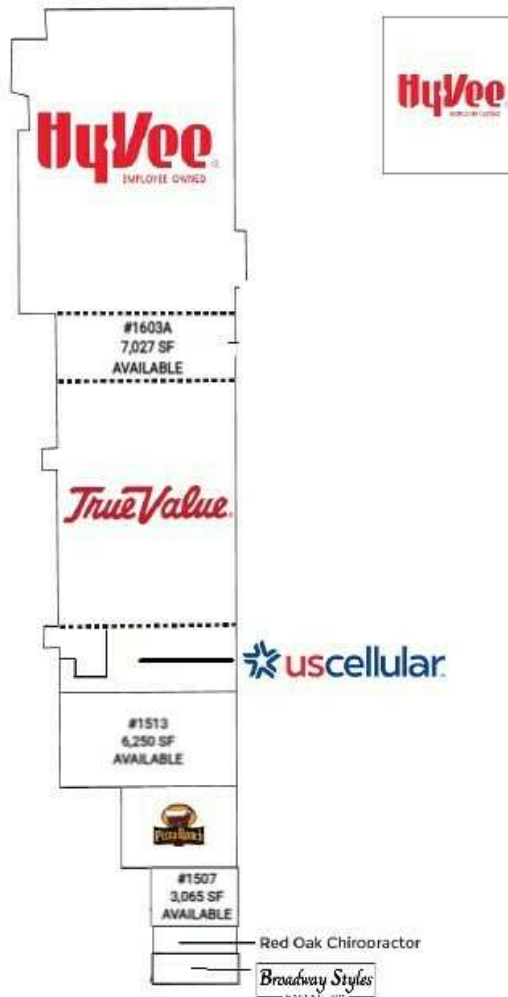
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1507	Available	3,065 SF	NNN	\$8.00 SF/yr
1513	Available	6,250 SF	NNN	\$8.00 SF/yr
1603A	Available	7,027 SF	NNN	\$8.00 SF/yr

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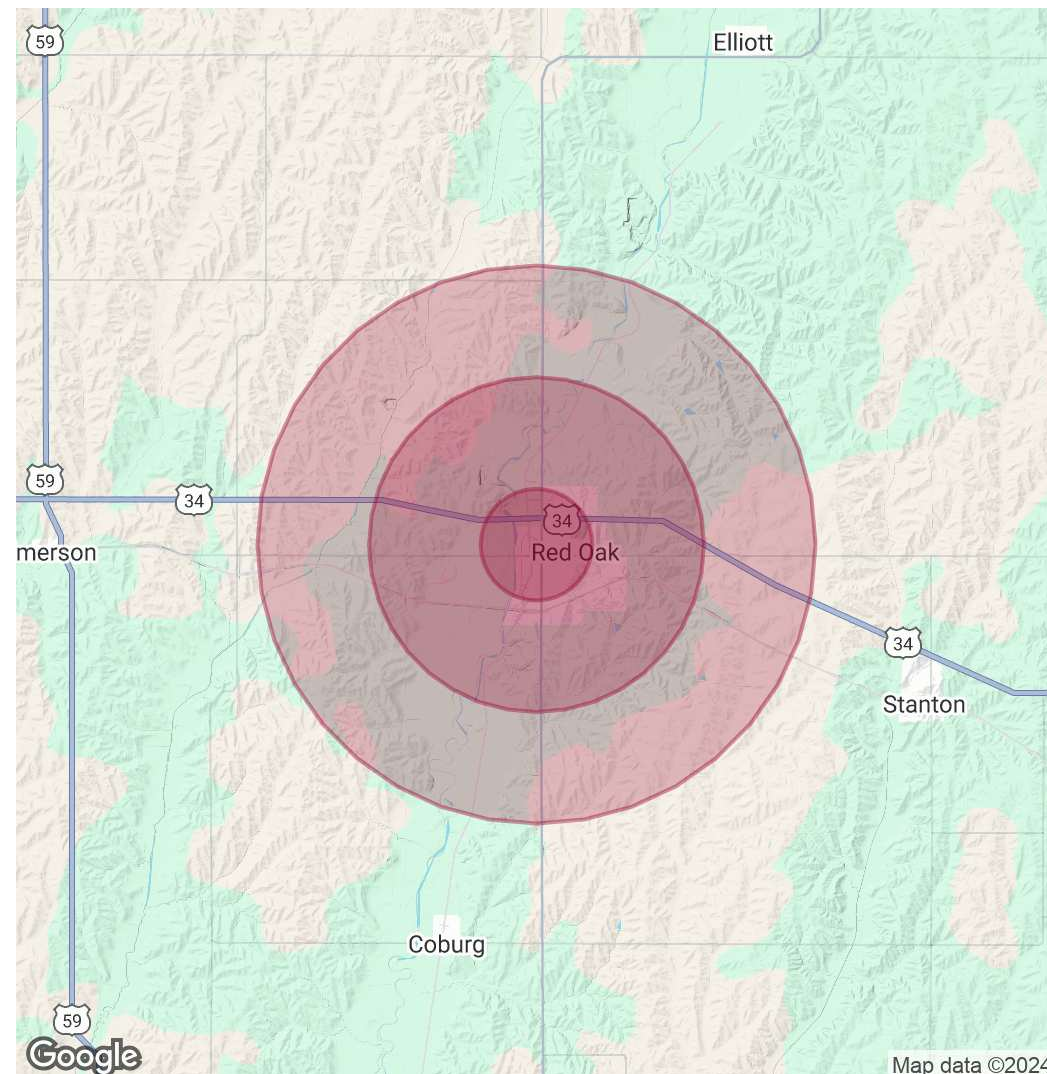
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,428	5,515	5,803
Average Age	43.1	45.1	45.5
Average Age (Male)	45.0	44.8	45.0
Average Age (Female)	41.0	45.1	45.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,237	2,922	3,068
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$48,325	\$56,944	\$60,663
Average House Value	\$78,432	\$86,861	\$90,473

* Demographic data derived from 2020 ACS - US Census



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