

308 1ST. AVE. E.

308 1ST. AVE. E., NEWTON, IA 50208

PROPERTY SUMMARY



LOCATION DESCRIPTION

Nestled in the charming city of Newton, the area surrounding 308 1st. Ave. E. offers a compelling mix of local attractions and amenities, creating an ideal environment for a prospective retail or strip center tenant. The property benefits from its close proximity to the downtown area, known for its historic architecture and a variety of local shops, restaurants, and cultural venues, attracting a steady flow of foot traffic. Additionally, nearby landmarks such as Maytag Dairy Farms and the Iowa Speedway provide additional draw for residents and visitors. With its welcoming community atmosphere and easy accessibility, including notable landmarks such as the Jasper County Historical Museum and local boutiques, the location offers an excellent opportunity for retail businesses to establish a strong presence and engage with the diverse consumer base of Newton.

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements
- Efficient floor plan for streamlined operations and product displays

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	2,692 SF
Building Size:	7,045 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,145	7,859	8,543
Total Population	8,170	16,153	18,023
Average HH Income	\$48,178	\$53,564	\$54,997

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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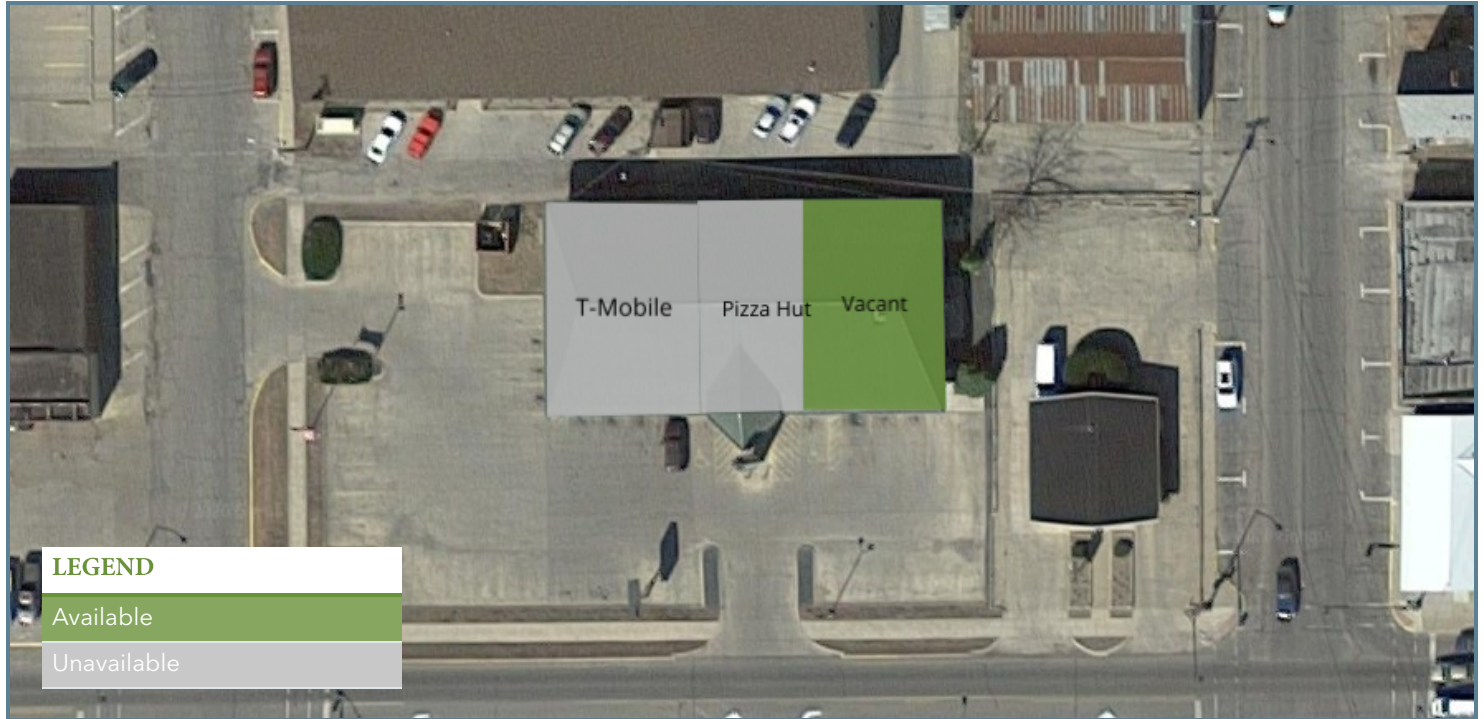
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209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,692 SF	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
308 1st. Ave. E.	T-Mobile	3,053 SF	NNN	-	-
308 1st. Ave. E.	Available	2,692 SF	NNN	Contact Broker for Pricing	-
308 1st. Ave. E.	Pizza Hut	1,300 SF	NNN	-	-

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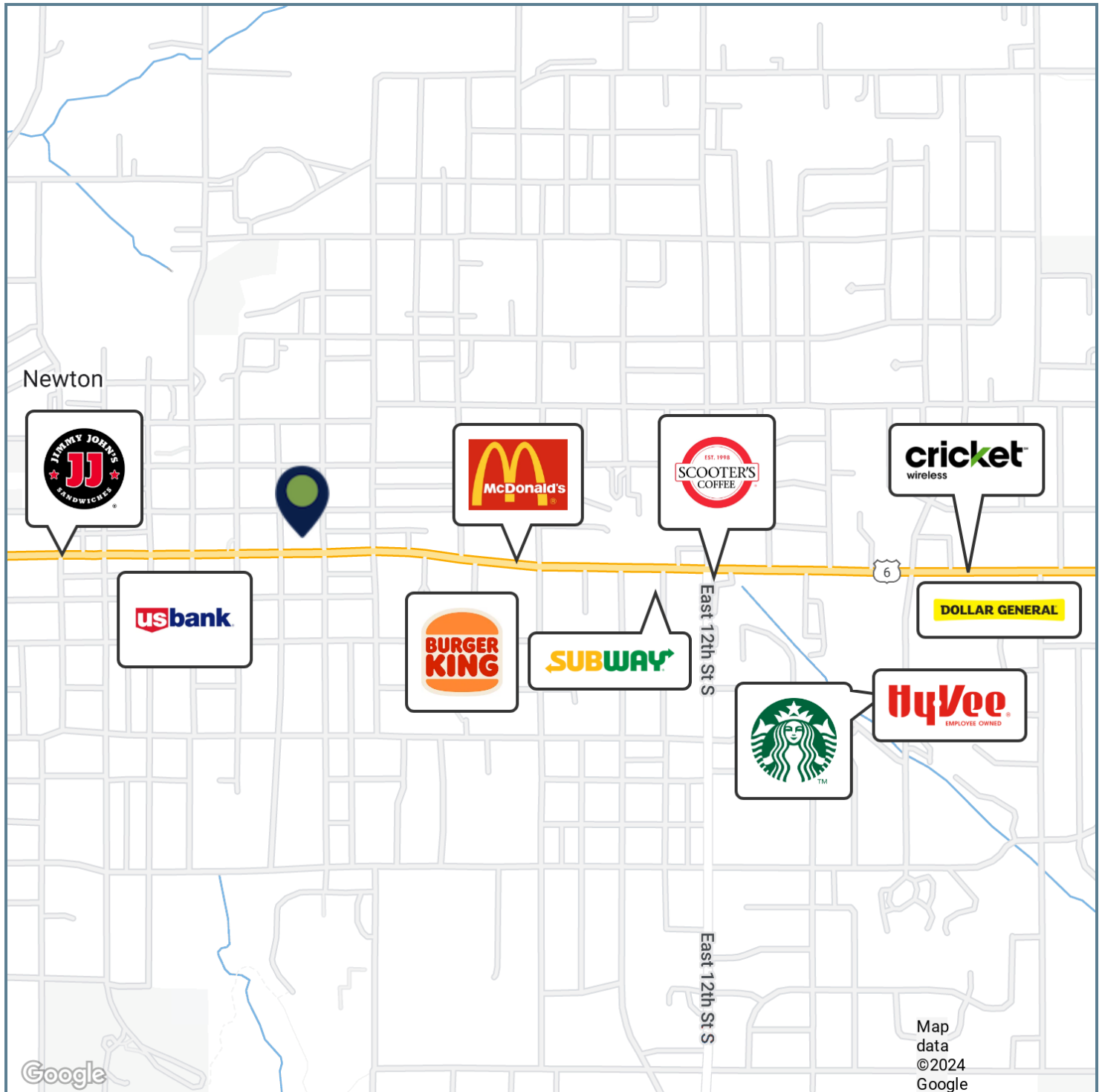
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RETAILER MAP



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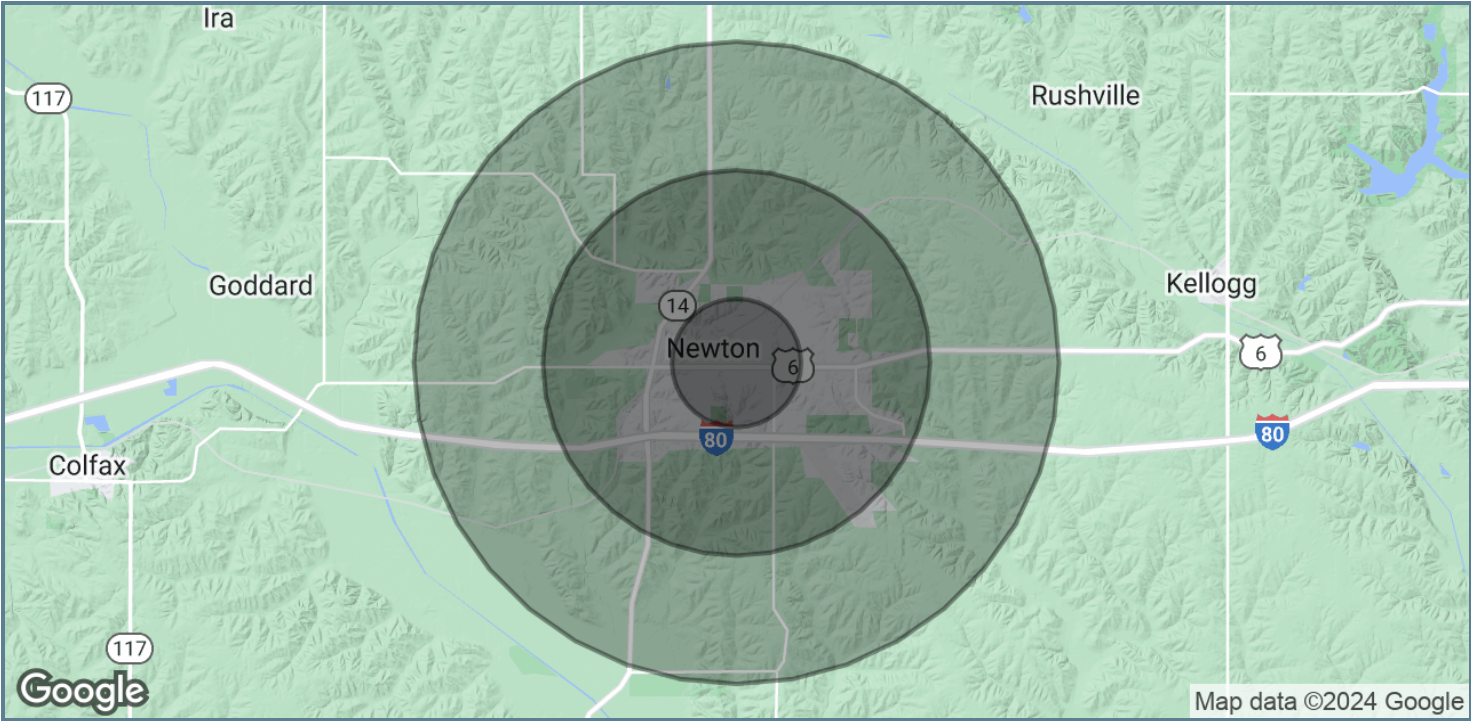
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,170	16,153	18,023
Average Age	40.5	41.1	41.5
Average Age (Male)	35.3	36.3	37.6
Average Age (Female)	43.5	43.8	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,145	7,859	8,543
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$48,178	\$53,564	\$54,997
Average House Value	\$120,244	\$128,651	\$131,116

2020 American Community Survey (ACS)

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