



LOT B - 0.72 AC

OFFERING SUMMARY

Sale Price:	Contact Listing Agent
Lease Rate:	Contact Listing Agent
Available SF:	+/-5,000 SF
Lot Size:	0.72 AC
Zoning:	C1, Highway Commercial
Highway 9	10,100 VPD

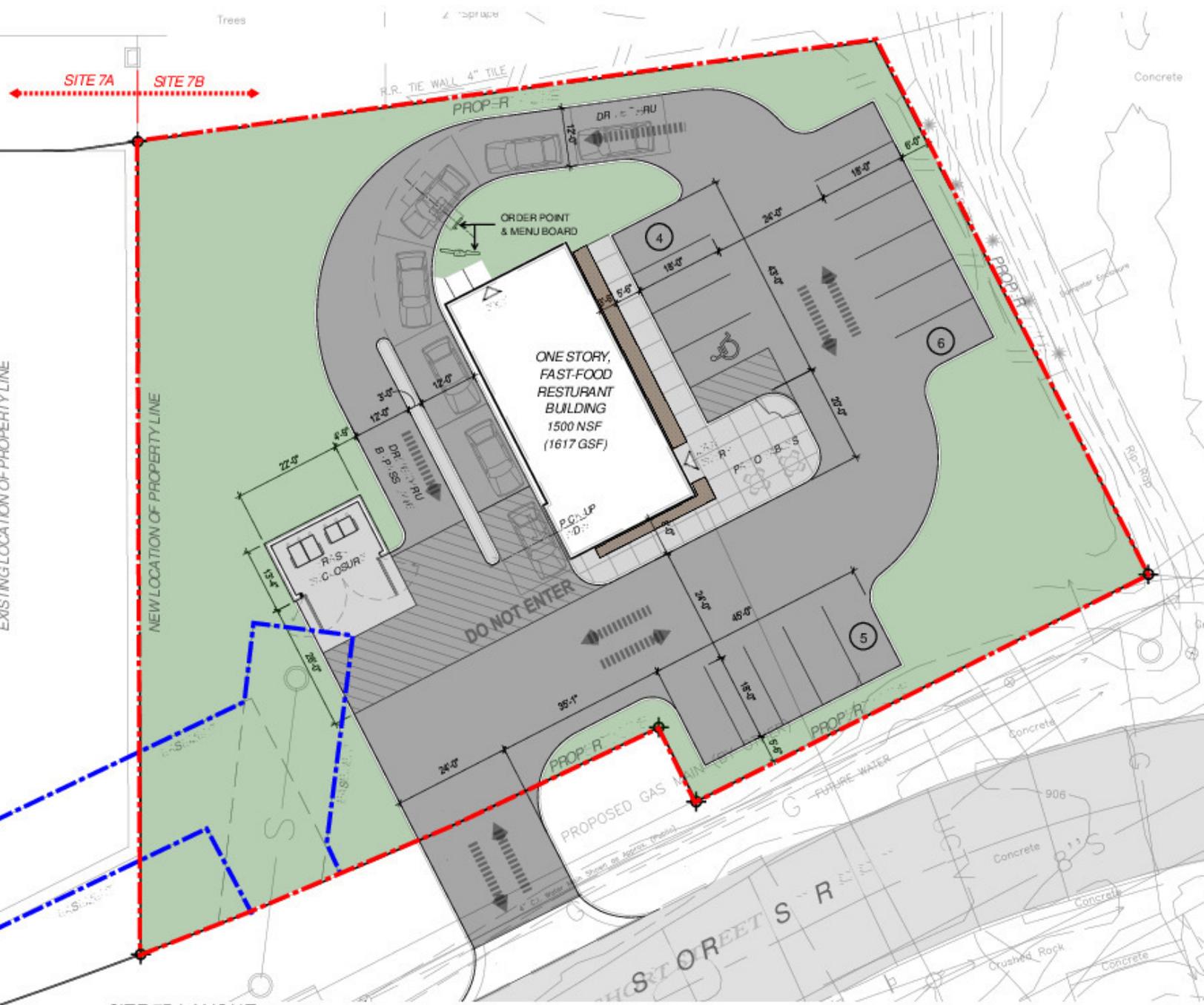
PROPERTY HIGHLIGHTS

- For Sale, Lease or Build to Suit
- Parcel B can accommodate up to +/- 5,000 SF floor plate. Developer has a proposed 1,500 SF single tenant building with a drive thru.
- Ownership willing to sell or ground lease if developer has their own plans and use.
- Ideal for a new sit-down restaurant, quick serve user, general commercial or office.
- Largest employers in the area include: Luther College (640 employees), Stanley Fastening (456 employees), Winneshiek Medical Center (430 employees), and Bruening Rock (410 employees).

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	2,648	3,715	5,715
Total Population	6,393	9,385	14,157
Average HH Income	\$83,757	\$88,247	\$97,363





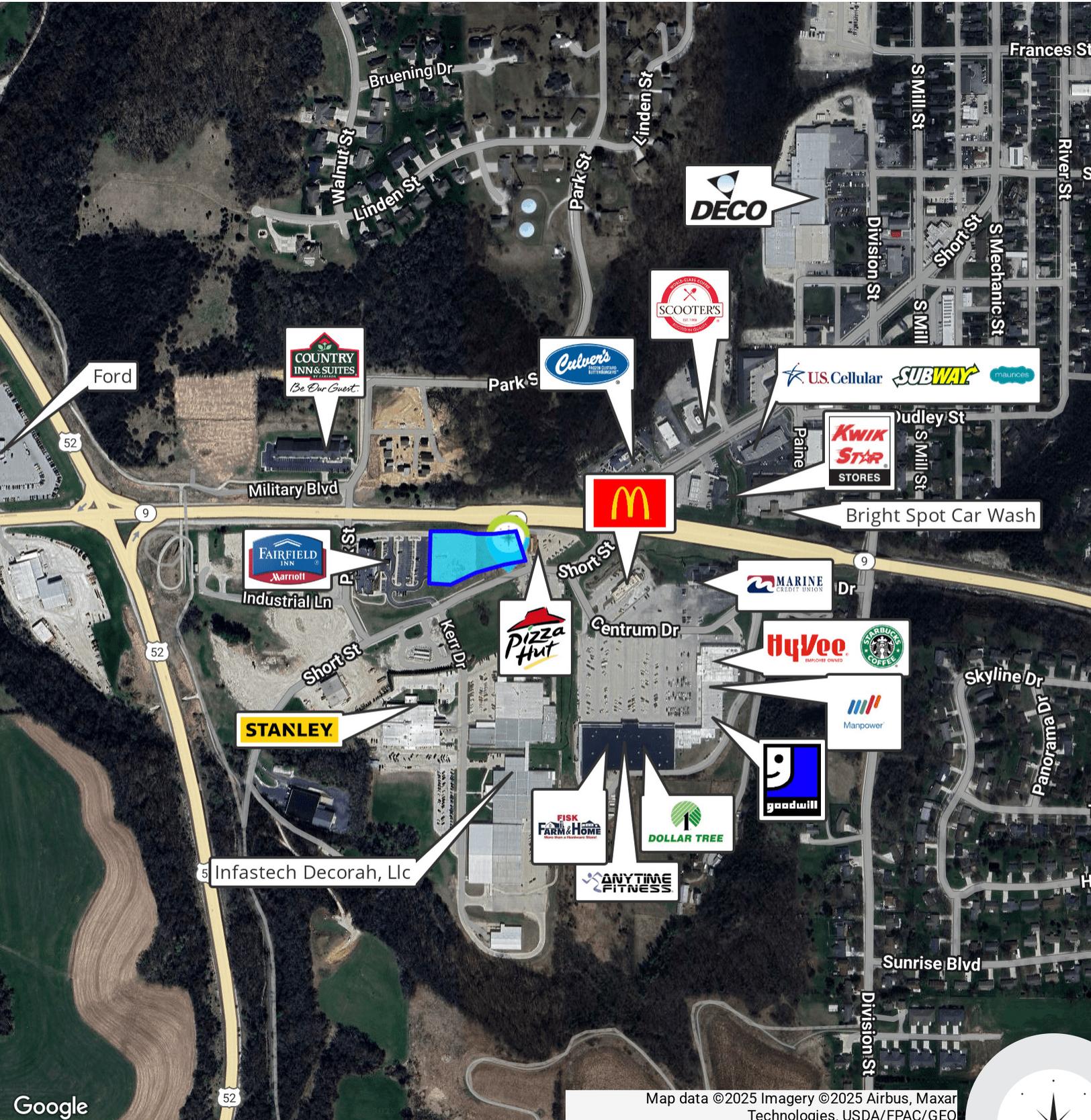
SITE 7B LAYOUT
SCALE: 1" = 20'-0"

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Google

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