



**SALE / LEASE**

# 111 WEST STATE STREET MASON CITY, IA 50401

**Heath D. Bullock, CCIM, SIOR**

O: 515.554.7412

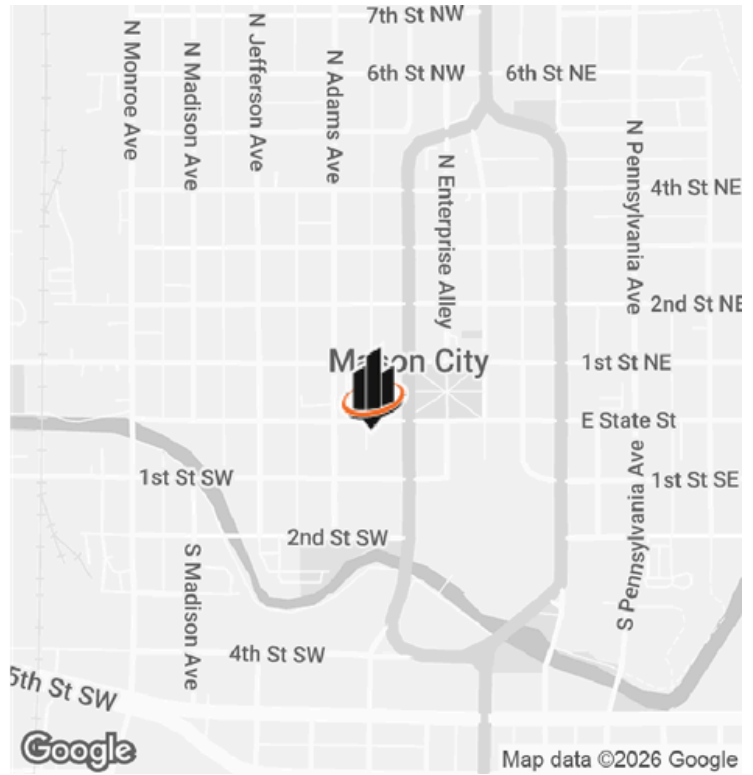
[heath.bullock@svn.com](mailto:heath.bullock@svn.com)

**Patrick Graham**

O: 515.494.7284

[patrick.graham@svn.com](mailto:patrick.graham@svn.com)

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Negotiable
<b>LEASE RATE:</b>	\$12.00 SF/yr Net
<b>BUILDING SIZE:</b>	113,022 SF
<b>AVAILABLE SF:</b>	2,000 - 113,000 SF
<b>LOT SIZE:</b>	8.21 Acres
<b>YEAR BUILT:</b>	1990
<b>RENOVATED:</b>	2018
<b>ZONING:</b>	Z-5 Central Business District
<b>MARKET:</b>	Mason City

## PROPERTY OVERVIEW

This impressive 6-story, 100,000 square foot office building offers a prime commercial space in the heart of Mason City. Featuring modern design and state-of-the-art amenities, this property is an ideal workspace for businesses of all sizes. With abundant natural light, spacious floor plans, and a convenient location, it provides an excellent environment for productivity and collaboration. Additionally, ample parking, easy access to public transportation, and proximity to downtown Mason City, make this office building a premier choice for companies seeking a great work environment.

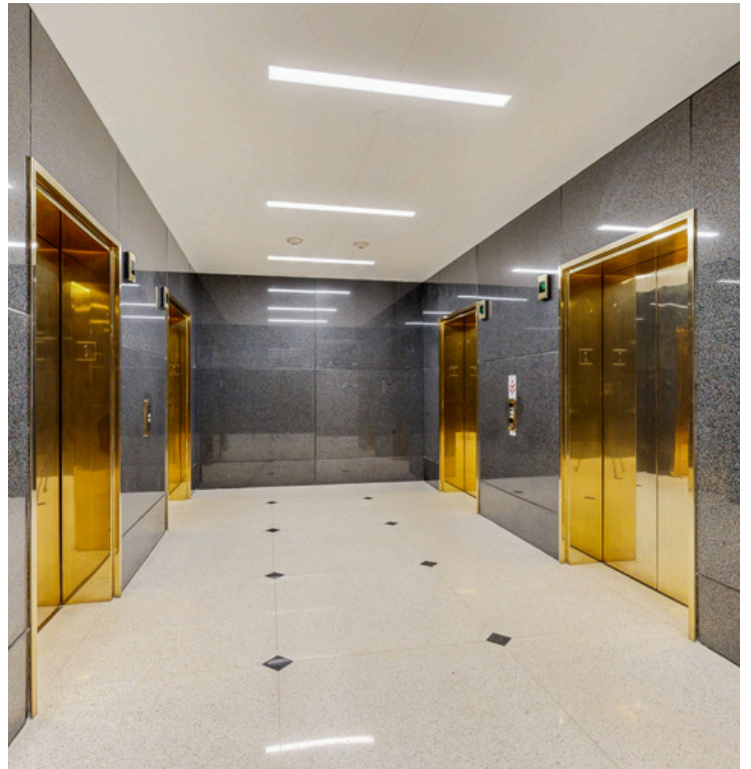
## LOCATION OVERVIEW

Immerse yourself in the vibrant city of Mason City, IA, an ideal location for your next office investment or lease. The area offers a dynamic mix of cultural and recreational attractions, including the Frank Lloyd Wright Stockman House, Music Man Square, and the MacNider Art Museum. Enjoy the convenience of nearby dining and retail options, with easy access to major highways and transportation routes. Experience the rich architectural heritage of Mason City while exploring the diverse business opportunities that this thriving market has to offer. The building provides a prime location to immerse yourself in the energy and potential of this bustling community.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,033	12,144	16,156

**PATRICK GRAHAM**    **HEATH D. BULLOCK, CCIM, SIOR**  
O: 515.494.7284    O: 515.554.7412  
patrick.graham@svn.com    heath.bullock@svn.com

# VIRTUAL TOUR / PHOTOS



**PATRICK GRAHAM**    **HEATH D. BULLOCK, CCIM, SIOR**  
O: 515.494.7284      O: 515.554.7412  
patrick.graham@svn.com    heath.bullock@svn.com

# INTERIOR PHOTOS



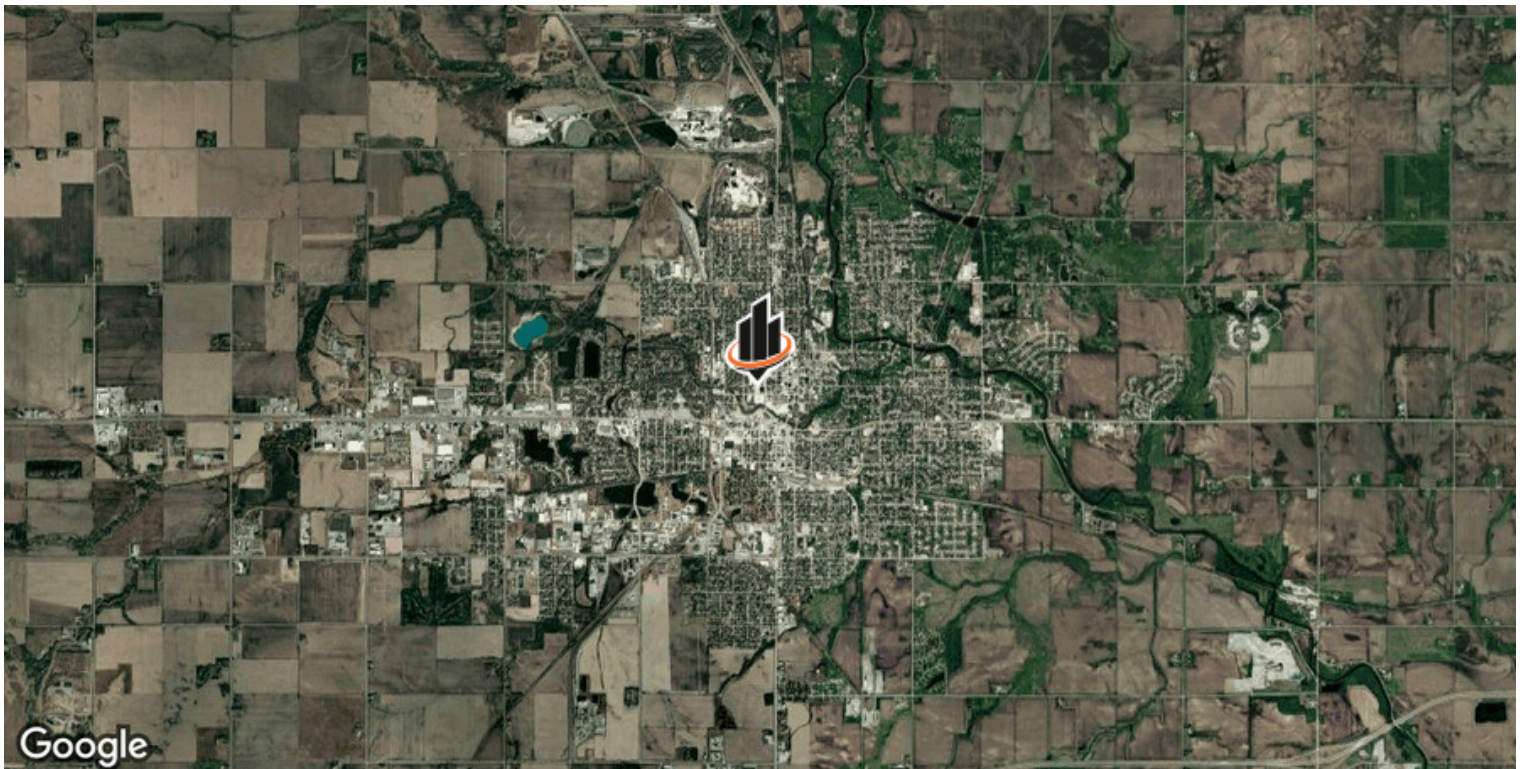
**PATRICK GRAHAM**    **HEATH D. BULLOCK, CCIM, SIOR**  
O: 515.494.7284      O: 515.554.7412  
patrick.graham@svn.com    heath.bullock@svn.com

# EXTERIOR PHOTOS



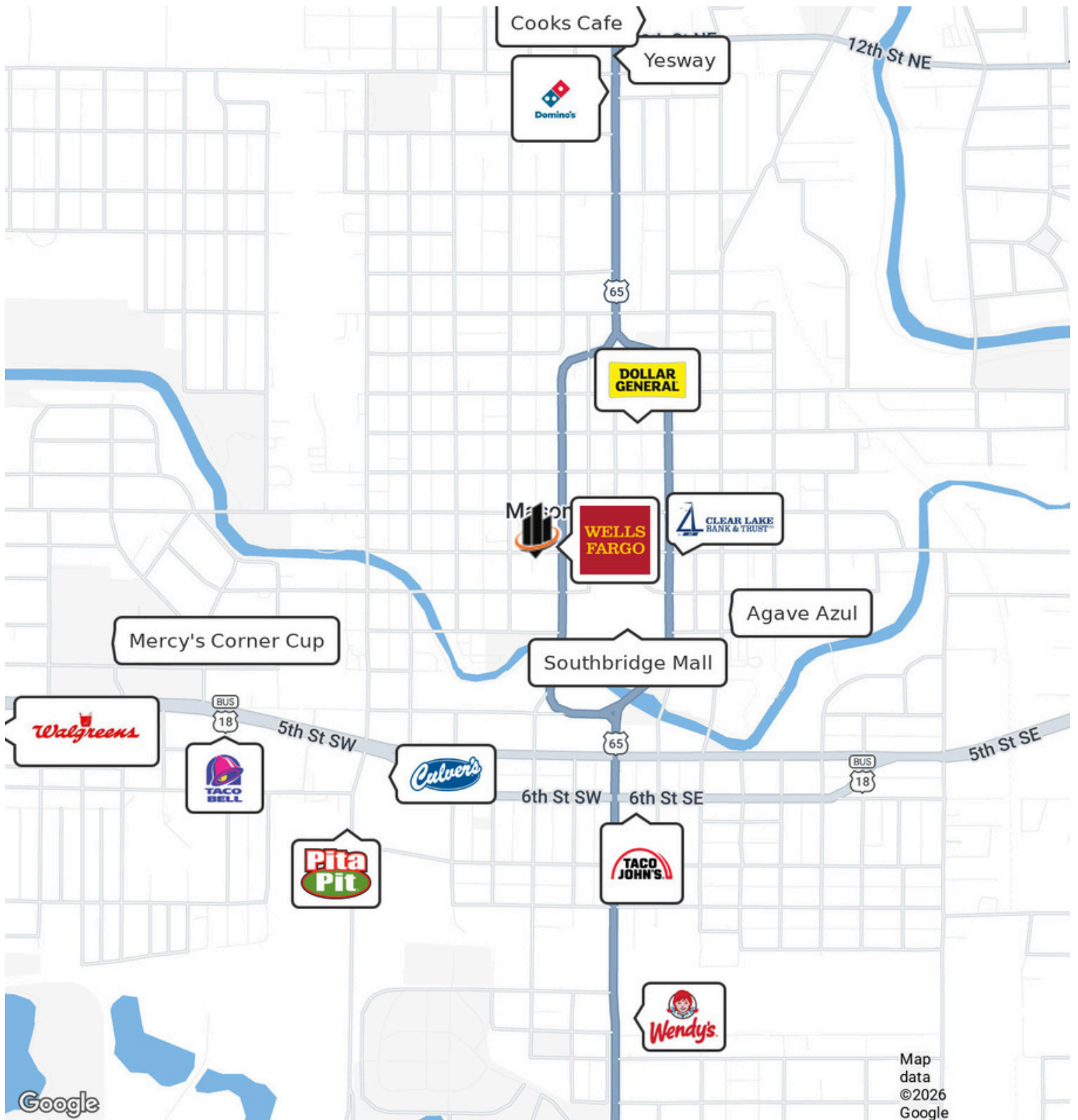
**PATRICK GRAHAM**    **HEATH D. BULLOCK, CCIM, SIOR**  
O: 515.494.7284      O: 515.554.7412  
patrick.graham@svn.com    heath.bullock@svn.com

## LOCATION MAP



**PATRICK GRAHAM**    **HEATH D. BULLOCK, CCIM, SIOR**  
O: 515.494.7284    O: 515.554.7412  
patrick.graham@svn.com    heath.bullock@svn.com

# RETAILER MAP



**PATRICK GRAHAM**    **HEATH D. BULLOCK, CCIM, SIOR**  
O: 515.494.7284    O: 515.554.7412  
patrick.graham@svn.com    heath.bullock@svn.com

## RETAILER MAP INSIGHTS

### STRATEGIC LOCATION & CONNECTIVITY

The property sits at the intersection of Mason City's primary transit and commerce corridors.

- **Highway Access:** The building is positioned near Highway 65 and Business 18, providing seamless regional connectivity for employees and clients.
- **Downtown Integration:** Located in the Z-5 Central Business District, the site is walking distance from the Southbridge Mall, placing it at the heart of the city's commercial energy.
- **Established Trust:** The immediate proximity to Wells Fargo and Clear Lake Bank & Trust signifies a high-traffic professional environment supported by major financial anchors.

### THE "LUNCH HOUR" ECOSYSTEM

A premier office location is defined by its surrounding amenities. This map highlights an exceptional variety of dining options within a 5-minute radius:

- **Quick Service:** National favorites like Culver's, Taco Bell, Domino's, and Wendy's offer efficient options for busy workdays.
- **Healthy & Local:** Options such as Pita Pit, Cooks Cafe, and Mercy's Corner Cup provide fresh alternatives for staff.
- **Sit-Down Dining:** Agave Azul and Taco John's offer spaces for team lunches or informal client meetings.

### DAILY CONVENIENCE & SERVICES

The retail map demonstrates that employees can handle personal errands without leaving the immediate area, increasing the property's appeal for recruitment:

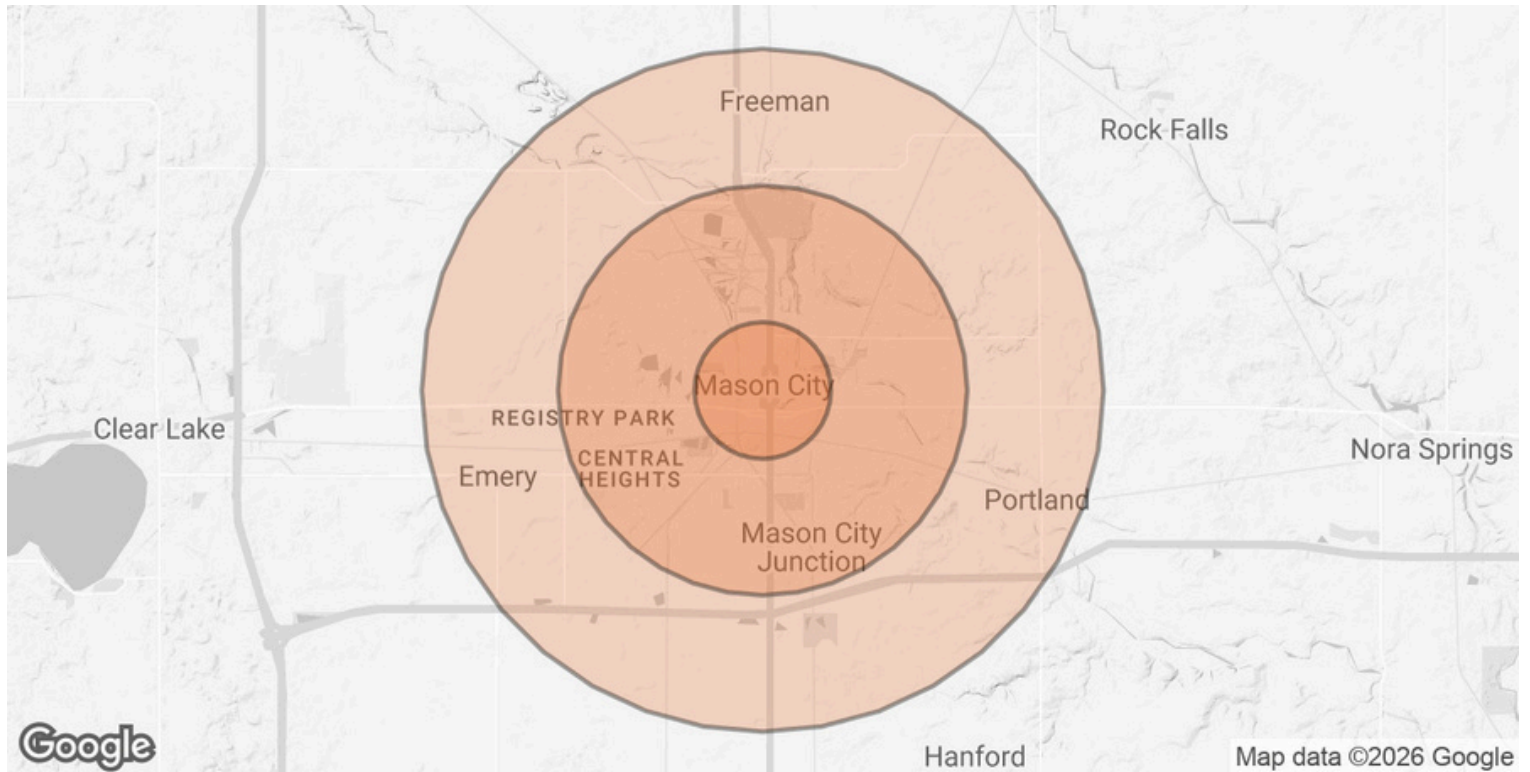
- **Pharmacy & Essentials:** Walgreens and Yesway are located nearby for quick healthcare or convenience needs.
- **Value Shopping:** Dollar General provides easy access to office supplies and everyday sundries.
- **Civic & Cultural Proximity:** Beyond retail, the location offers easy access to the Frank Lloyd Wright Stockman House and Music Man Square, enriching the corporate culture.

### SUMMARY OF AREA SYNERGY

This dense concentration of retailers creates a self-sustaining environment. For a business, this means reduced travel time for staff, higher foot traffic for ground-floor prospects, and the prestige of being located among Mason City's most recognizable brands.

**PATRICK GRAHAM**    **HEATH D. BULLOCK, CCIM, SIOR**  
O: 515.494.7284    O: 515.554.7412  
patrick.graham@svn.com    heath.bullock@svn.com

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	4,397	26,239	35,322
<b>AVERAGE AGE</b>	37.8	40.1	40.4
<b>AVERAGE AGE (MALE)</b>	35.9	37.9	38.1
<b>AVERAGE AGE (FEMALE)</b>	40.3	42.4	42.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	2,033	12,144	16,156
<b># OF PERSONS PER HH</b>	2.2	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$46,563	\$49,017	\$51,934
<b>AVERAGE HOUSE VALUE</b>	\$113,975	\$117,353	\$122,837

-2020 American Community Survey (ACS)

**PATRICK GRAHAM**    **HEATH D. BULLOCK, CCIM, SIOR**  
 O: 515.494.7284      O: 515.554.7412  
 patrick.graham@svn.com    heath.bullock@svn.com

## MARKET ANALYSIS: MASON CITY DEMOGRAPHIC PROFILE

The demographic data for the 111 West State Street area reveals a stable, mature, and economically consistent market. By analyzing the population and household metrics within a 1, 3, and 5-mile radius, it becomes clear that this location offers a deep pool of local talent and a reliable consumer base for professional services.

### POPULATION DENSITY AND WORKFORCE TALENT

The immediate area surrounding the property provides an exceptional reach into the local labor market.

- **Significant Local Reach:** Within a 5-mile radius, the population reaches 35,322 residents, ensuring that businesses have access to a substantial local workforce.
- **Mature Demographic:** The average age across all three radiuses is approximately 40 years, indicating a seasoned, mid-career population that typically possesses higher levels of professional experience and stability.
- **Gender Balance:** The population is remarkably well-balanced between male and female residents, which supports a diverse range of business sectors and consumer needs.

### ECONOMIC STABILITY AND PURCHASING POWER

The household and income data demonstrate that Mason City residents are invested in the community, providing a solid foundation for long-term commercial growth.

- **Consistent Household Size:** Across the entire market, the average household size remains constant at 2.2 persons per household, reflecting a stable residential environment.
- **Scaling Income Levels:** Average household income increases as the radius expands, reaching \$51,934 within 5 miles, which points to a strong "commuter" population that travels into the downtown core for work and services.
- **Strong Real Estate Values:** The average house value of \$122,837 within 5 miles suggests a high rate of homeownership and community longevity, reducing the risks associated with transient populations.

### STRATEGIC IMPLICATIONS FOR TENANTS

For a company considering 111 West State Street, these numbers translate into tangible business advantages.

- **Talent Recruitment:** With over 16,000 households within 5 miles, businesses can recruit from a dense, local talent pool, minimizing turnover and commuting hurdles.
- **Client Base:** The presence of 2,033 households within just a 1-mile walk of the building provides a built-in client base for retail, medical, or financial service tenants.
- **Investment Security:** The combination of steady population growth and consistent property values makes this an ideal environment for a long-term real estate investment or a multi-year lease.

**PATRICK GRAHAM**    **HEATH D. BULLOCK, CCIM, SIOR**  
O: 515.494.7284      O: 515.554.7412  
patrick.graham@svn.com    heath.bullock@svn.com