

FOR SALE

GATEWAY BRIDGE WALGREENS

806 S 4th St Clinton, IA 52732



INVESTMENT OPPORTUNITY

Whether you are looking to park 1031 exchange funds in a reliable corporate-backed asset or you are a developer looking to secure a "Main & Main" corner for the next decade's most ambitious project, this property delivers the best of both worlds.

PROPERTY HIGHLIGHTS

- Building Size: 13,799 SF
- Lot Size: 2.06 Acres (Signalized Corner)
- Lease Structure: Double Net(NN)
- NOI: \$250,000
- CAP Rate: 9.09
- Lease Expiration: May 31, 2034
- Renewal Options: 5 (Five-Year) Options
- Rent Increase: 30% at Next Option
- Traffic Drivers: US-30, US-67, Gateway Bridge, Hy-Vee

OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	13,799 SF
NOI:	\$250,000.00
Cap Rate:	9.09%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	208	994	3,356
Total Population	415	2,038	7,203
Average HH Income	\$68,670	\$65,231	\$56,823

Matthew Brisch
(563) 249-9998



**COLDWELL BANKER
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HOWES & JEFFERIES

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PROPERTY DESCRIPTION

The Gateway Bridge Walgreens offers a unique opportunity to acquire a Walgreens-anchored asset situated on a strategic 2.06-acre corner. Located at the confluence of US Highway 30 and US Highway 67, the property serves as a primary retail entrance to Iowa for cross-border traffic from Illinois. For the hybrid investor, this is the ultimate "land bank" play: enjoy institutional-grade passive income today with a 30% rent escalation at next renewal option on the horizon, all while controlling one of the most strategic redevelopment footprints in the region.

* **Primary Retail Junction:** Positioned at the junction of US-30 and US-67. The site captures heavy daily commuter volume originating from the US Highway 30 Bridge, connecting the Illinois and Iowa markets.

* **Synergistic Retail Hub:** The property is shadow-anchored by Hy-Vee Supermarket and Hy-Vee Fast & Fresh, the region's dominant grocery and fuel drivers. This established "daily needs" synergy ensures consistent consumer traffic to the immediate corridor.

* **Oversized 2.06-Acre Parcel:** At over 2 acres, the site exceeds standard pharmacy lot sizes. This surplus land provides long-term flexibility for multi-tenant conversion, QSR outparcels, or higher-density redevelopment.

* **Structured Rent Growth:** Unlike many flat-rent NNN/NN pharmacy assets, this lease features five-year renewal options with a 30% rent escalation at the next option, providing a significant hedge against inflation and a boost to future yield. *

* **Regional Market Magnet:** Clinton serves as a primary retail destination for Western Illinois residents attracted by Iowa's lower fuel taxes and a dense concentration of national tenants, including Home Depot, Walmart Supercenter, Hobby Lobby, Aldi, and Harbor Freight.

* **Secure Income Stream:** Corporate-backed Double Net (NN) lease with term expiring May 31, 2034, providing approximately 8 years of guaranteed term prior to the next option with rent escalation. The subject property is a 13,799 SF facility equipped with a drive-thru sitting prominently at the base of the Gateway Bridge, benefiting from exceptional visibility to south-bound US-67 and west-bound US-30 traffic. Located just 1.5 miles from the Clinton Marina, the asset services a stable local population complemented by seasonal regional tourism.

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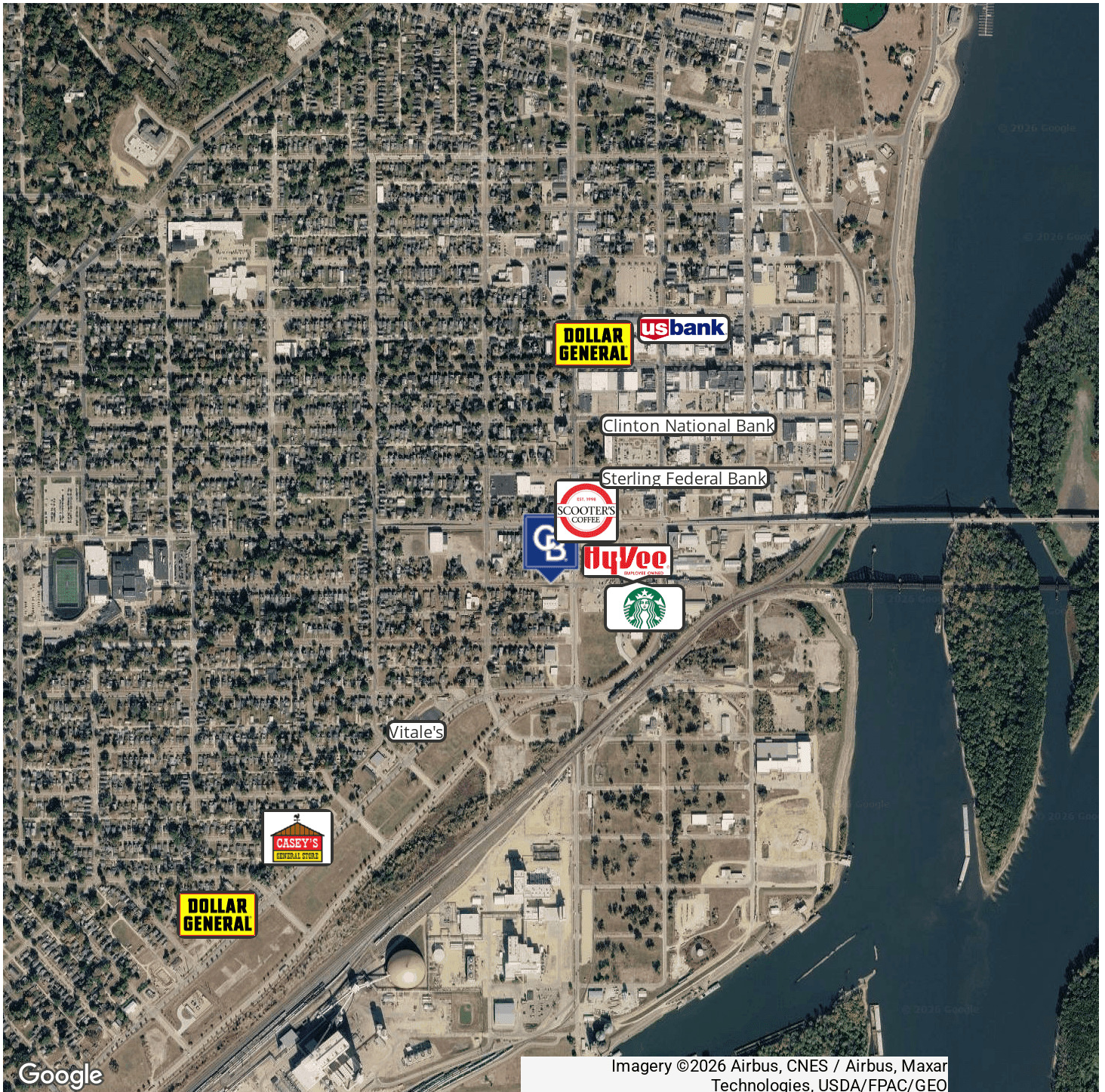


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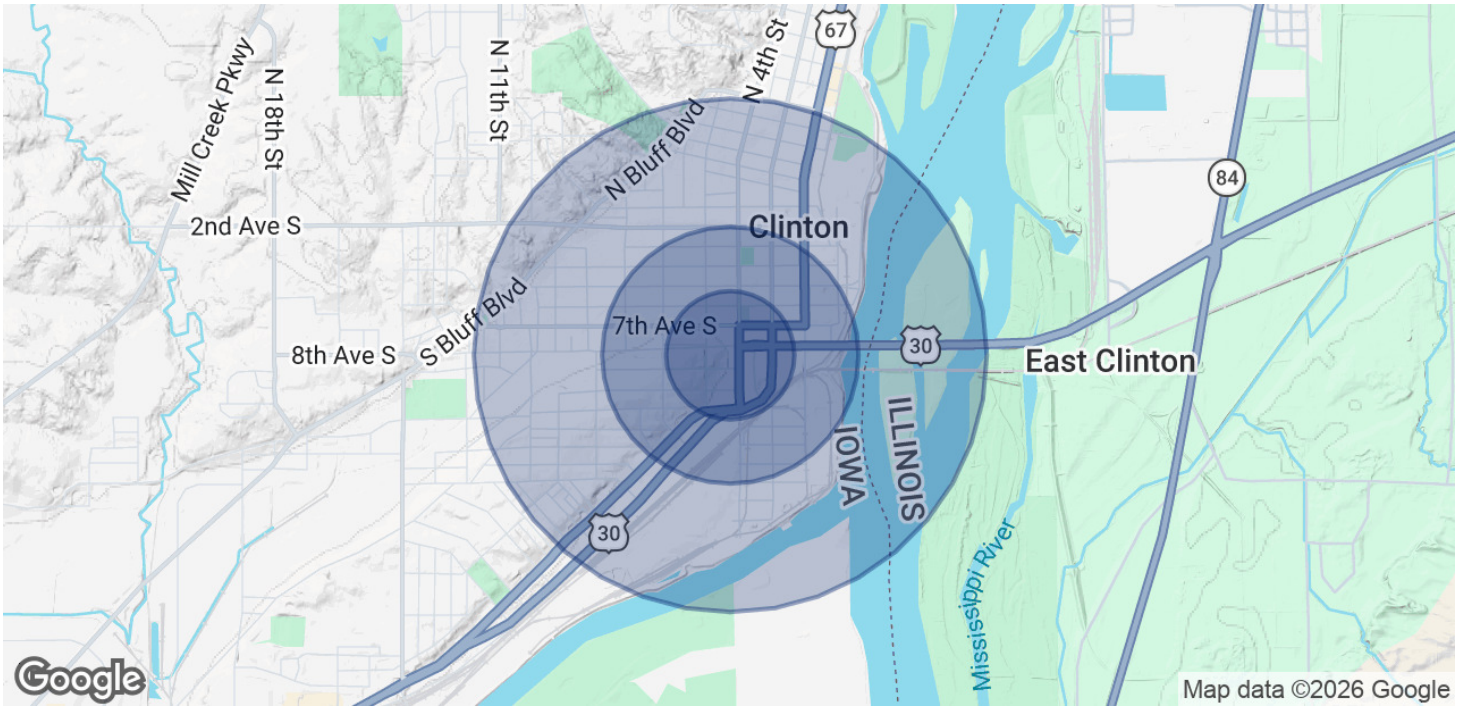


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	415	2,038	7,203
Average Age	43.8	44.4	42.4
Average Age (Male)	39.3	40.7	41.2
Average Age (Female)	44.1	44.5	40.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	208	994	3,356
# of Persons per HH	2	2.1	2.1
Average HH Income	\$68,670	\$65,231	\$56,823
Average House Value	\$76,856	\$75,142	\$83,820

2023 American Community Survey (ACS)

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