

FOR LEASE

PLAZA WEST

2400 4TH ST. SW, MASON CITY, IA 50401



Building information

Type of Listing:	Retail for Lease	Intersection:	4 th Street SW
		Submarket:	Mason City, IA
Lease Price:	\$ASK /PSF		
Operating Type:	NNN		
Est. Expenses:	\$4.54 /SF (2025)	Construction:	Brick & Facade
Total SF Available:	8,915 SF	Ceiling Height:	18' – 22'
Building SF:	209,345 SF	Heat & A/C:	Gas & RTU
Lot Size:	21.85 Acres	Roof:	Flat
Year Built/Renovated:	1999	Sprinkler:	Yes
Center Type:	Strip Center	Restrooms:	Yes
Traffic Counts:		Parking Ratio:	Abundant

<u>Suite #:</u>	<u>Available:</u>
Bay 2570-3	2,294 /SF
Bay 1	1,221 /SF
Bay 12-13	5,400 /SF
Bay 17	1,400 /SF

Length of Lease:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

Overview

High performing HyVee anchored grocery center in the heart of the main retail corridor in Mason City, IA.

Join Hy-Vee, Hobby Lobby, Dollar General, Athletico, Tan World, Sally Beauty, H& R Block, Radiant Complexions, cost cutters and so many more great national, state and local tenants!

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.

Contact us

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Site plan

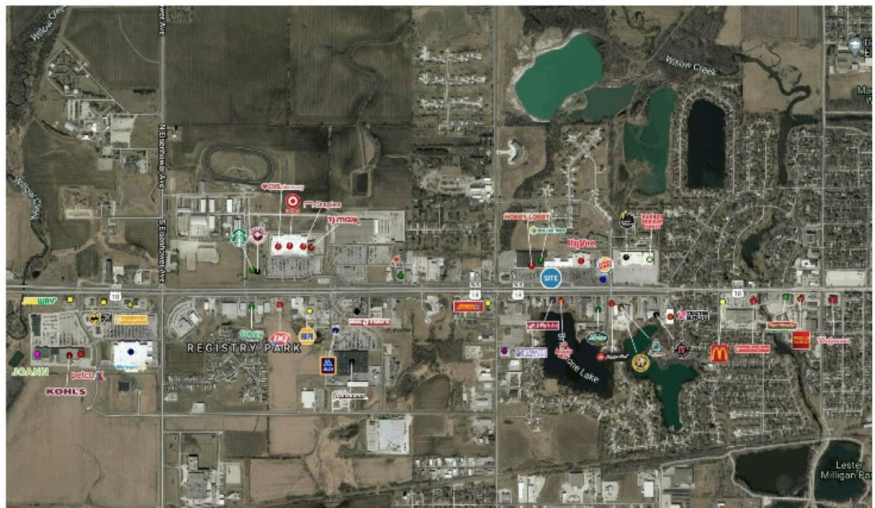
N PLAZA WEST

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 VACANT  OCCUPIED

ANCHOR A	60,590 SF	HY-VEE FOOD STORE
#2570-1	17,771 SF	CERRO GORDO COUNTY
#2570-2	4,167 SF	IOWA DEPARTMENT OF TRANSPORTATION
#2570-3	2,294 SF	AVAILABLE
#2570-4	3,066 SF	IOWA RETINA SPECIALISTS
ANCHOR B2 - 4	60,372 SF	HOBBY LOBBY
ANCHOR B5	18,600 SF	DOLLAR TREE
ANCHOR C	8,450 SF	HY-VEE WINE & SPIRITS
BAY 1	1,221 SF	AVAILABLE
BAY 2	1,979 SF	COSMOPROF
BAY 3	2,445 SF	ATHLETICO PHYSICAL THERAPY
BAY 5	1,990 SF	TOBACCO OUTLET PLUS
BAY 6 - 7	2,950 SF	TAN WORLD
BAY 8	2,215 SF	LEAF GREEN GAMING
BAY 9	1,400 SF	DIAMOND NAILS & SPA
BAY 10 - 11	5,253 SF	RENT-A-CENTER
BAY 12 - 13	5,400 SF	AVAILABLE
BAY 14	1,400 SF	SALLY BEAUTY SUPPLY
BAY 15 - 16	2,800 SF	H&R BLOCK
BAY 17	1,400 SF	AVAILABLE
BAY 18	1,400 SF	J & O BOBA TEA
BAY 19 - 20	2,450 SF	RADIANT COMPLEXIONS

OWNED BY OTHERS
NSB BANK
BURGER KING



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[Bay #2570-3](#) | [Photo's](#)



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[Bay 1 | Photo's](#)



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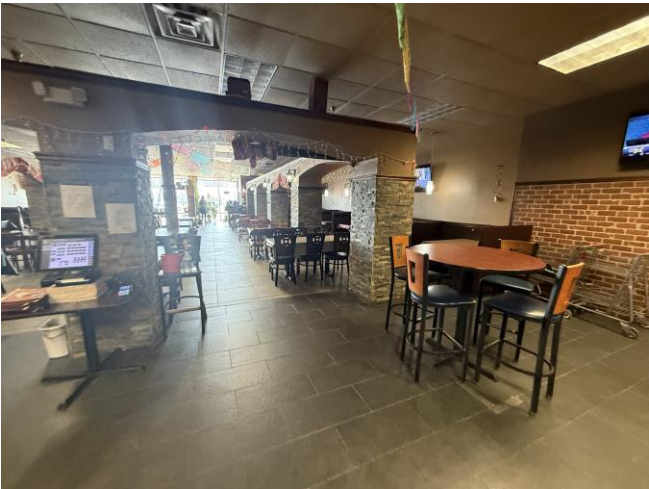
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[Bay 12-13 | Photo's](#)



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[Bay 17 | Photo's](#)



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Aerial



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