

FOR SALE



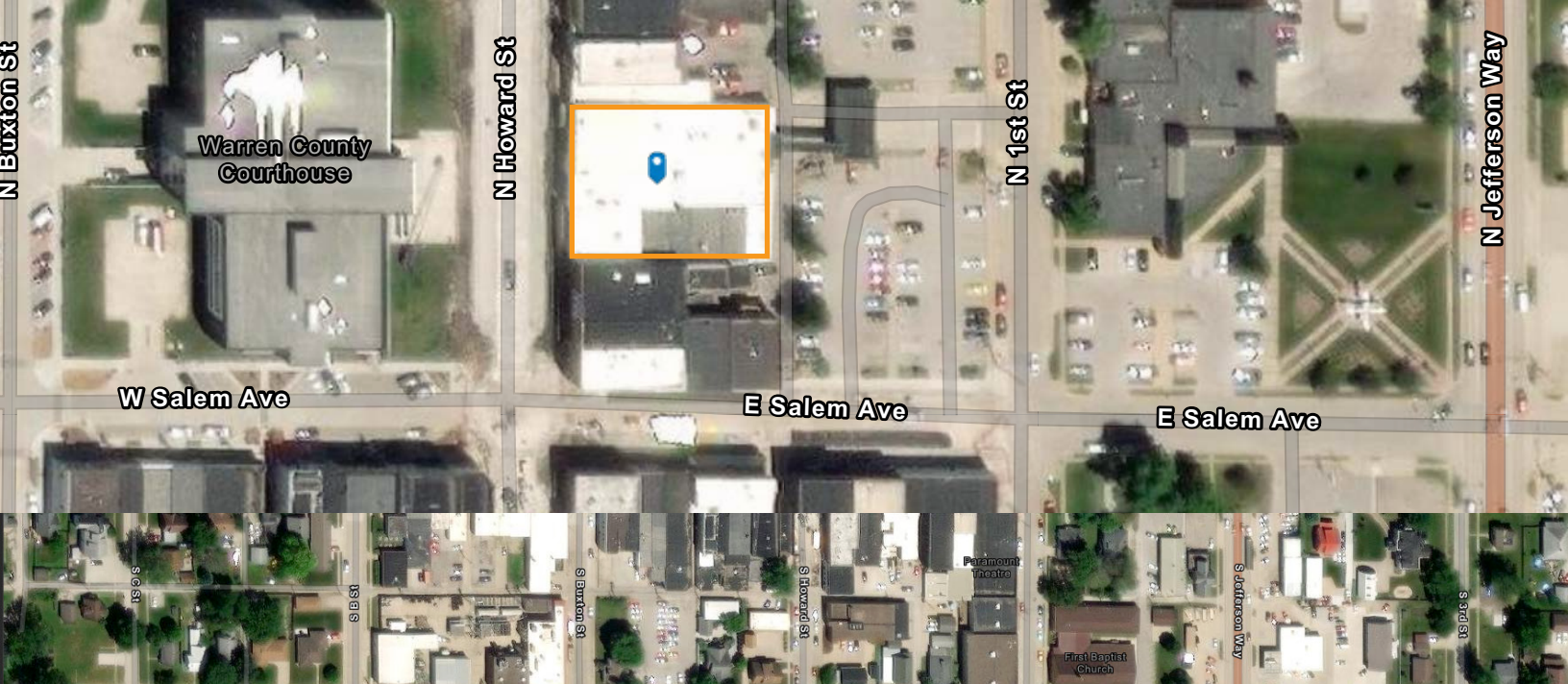
110 N HOWARD STREET

Indianola, Iowa 50125

Commercial Building
16,776 SF ±
0.39 Acres ±

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Property Highlights

Positioned in the heart of downtown Indianola, 110 N Howard Street offers approximately 16,776 square feet of versatile commercial space in a highly visible town square location. The property presents a compelling opportunity for an owner-user or investor seeking flexibility, income potential and long-term value in a growing Warren County community.

(Originally comprised of four separate buildings addressed as 110, 112, 114 & 116 N Howard Street, the properties have since been combined into one building, though the original addresses remain displayed on the storefront windows.)

BUILDING HIGHLIGHTS

- Office / retail with the potential to entertain bars, restaurant or entertainment uses
- Existing office/retail space with excellent visibility and signage opportunities
- Can be single or multi-tenanted
- Potential for exterior covered patio area on the east side of the building
- Located on Indianola's vibrant and active town square
- Building and window signage opportunities available
- Zoning is C-3: Downtown mixed use
- Roof is flat, rubber membrane and was replaced in 2024
- 4 new furnaces service the property



Building Size:

Total Area 16,776 SF +/-
Basement 14,439 SF +/-



Land Size:

0.39 Acres +/-

Sale Price:

\$839,000

DEMOGRAPHICS

110 N HOWARD STREET

10 mile radius

INCOME



\$90,572

Median Household Income



\$341,837

Median Net Worth



\$279,736

Median Home Value



\$75,025

Median Disposable Income

EDUCATION



35%

Bachelor's/Grad/Prof Degree

BUSINESS



1,036

2026 Total Businesses



9,188

2026 Total Employees

KEY FACTS



34,717

Total Population



28,116

Total Daytime Population



39.6

Median Age



13,098

Households

TRAFFIC



20,911

US 65



2,150

W Ashland Ave



2,100



1,590

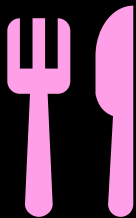
EMPLOYMENT



2.9%

Unemployment Rate

nearby ATTRactions



40

Restaurants



4

Bars and
Pubs



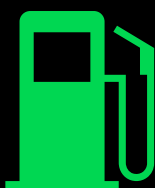
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Coffee
Shops



3

Grocers



12

C-Stores



19

Retail
Shopping



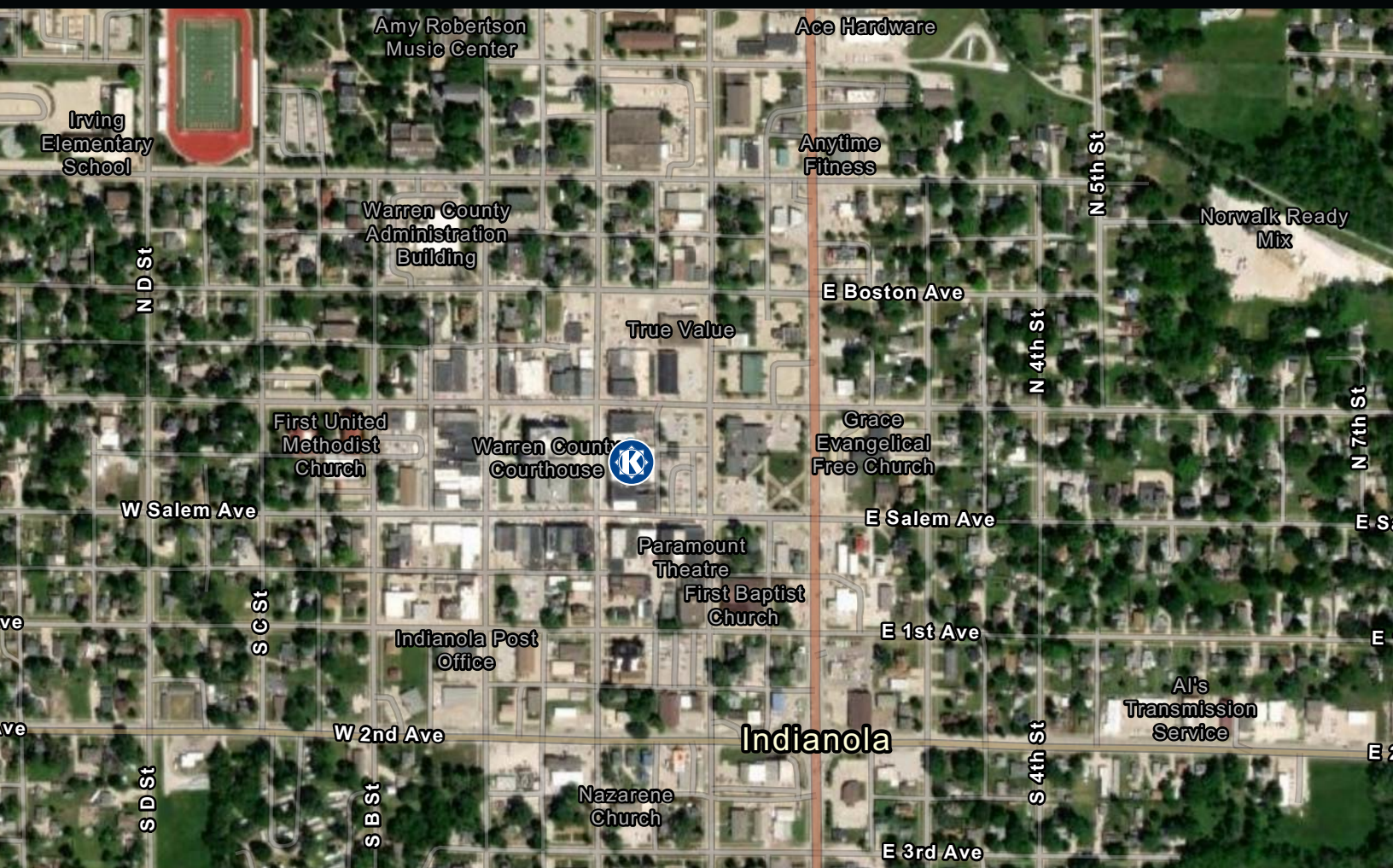
4

Hotels



16

Attractions/
Entertainment



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K N A P P
P R O P E R T I E S



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