

FOR SALE / LEASE

4015 LOWE'S BOULEVARD

4015 LOWE'S BOULEVARD WATERLOO, IA 50701



PROPERTY DESCRIPTION

Standalone second generation restaurant property with drive thru available for sale or lease

PROPERTY HIGHLIGHTS

- Anchored by Lowe's and Sam's Club
- Existing drive thru
- Easy access from San Marnan and US Highway 20 traffic

OFFERING SUMMARY

Sale Price:	\$999,000
Lease Rate:	\$30 SF/yr (NNN)
Available SF:	2,821 SF
Lot Size:	.95 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,259	17,589	31,892
Total Population	7,446	40,481	72,988
Average HH Income	\$90,323	\$78,621	\$78,646

Ferguson

fergusoncrest.com

MITCH PHILLIPS

515.309.0922

mitch@fergusoncrest.com

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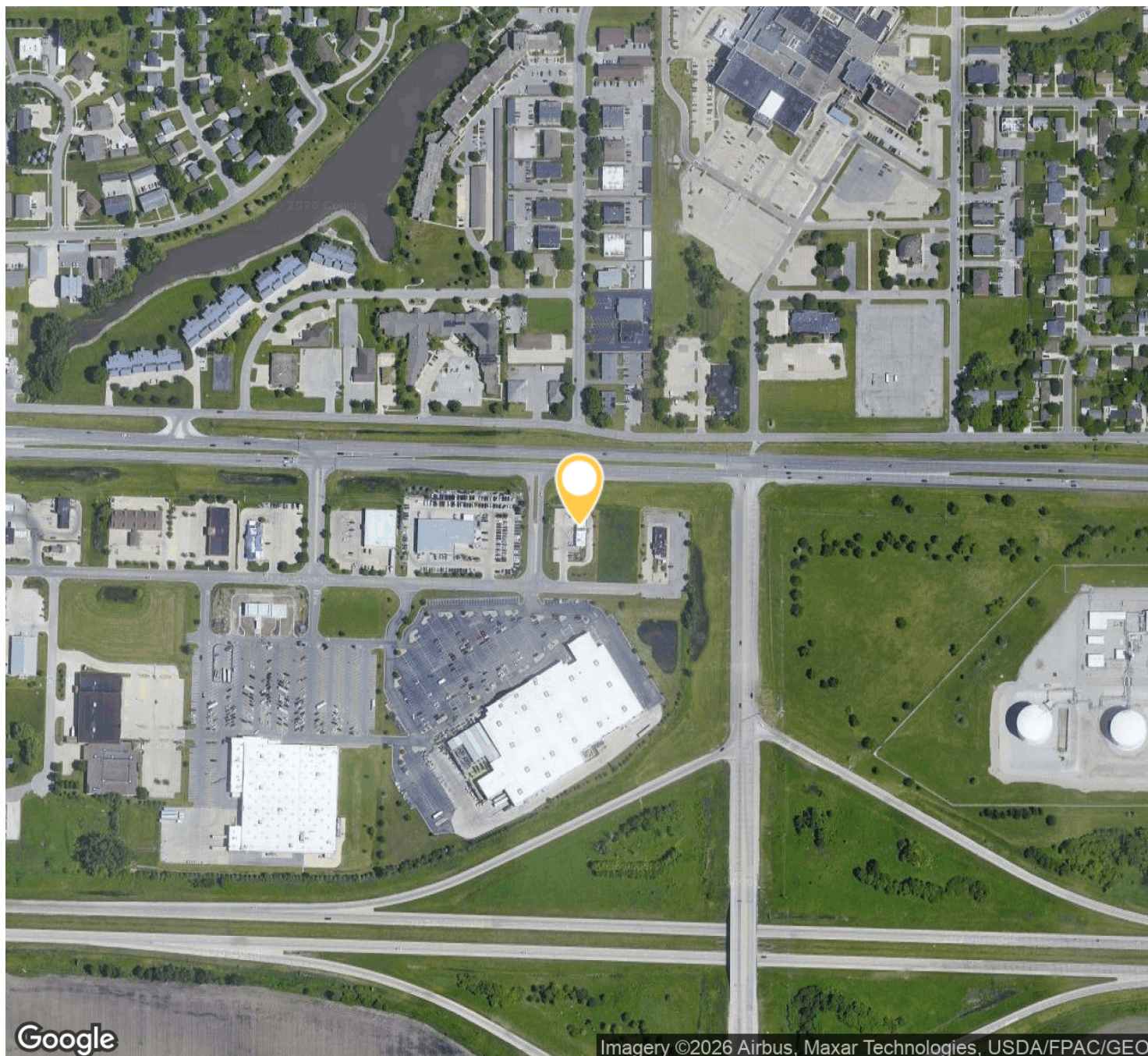
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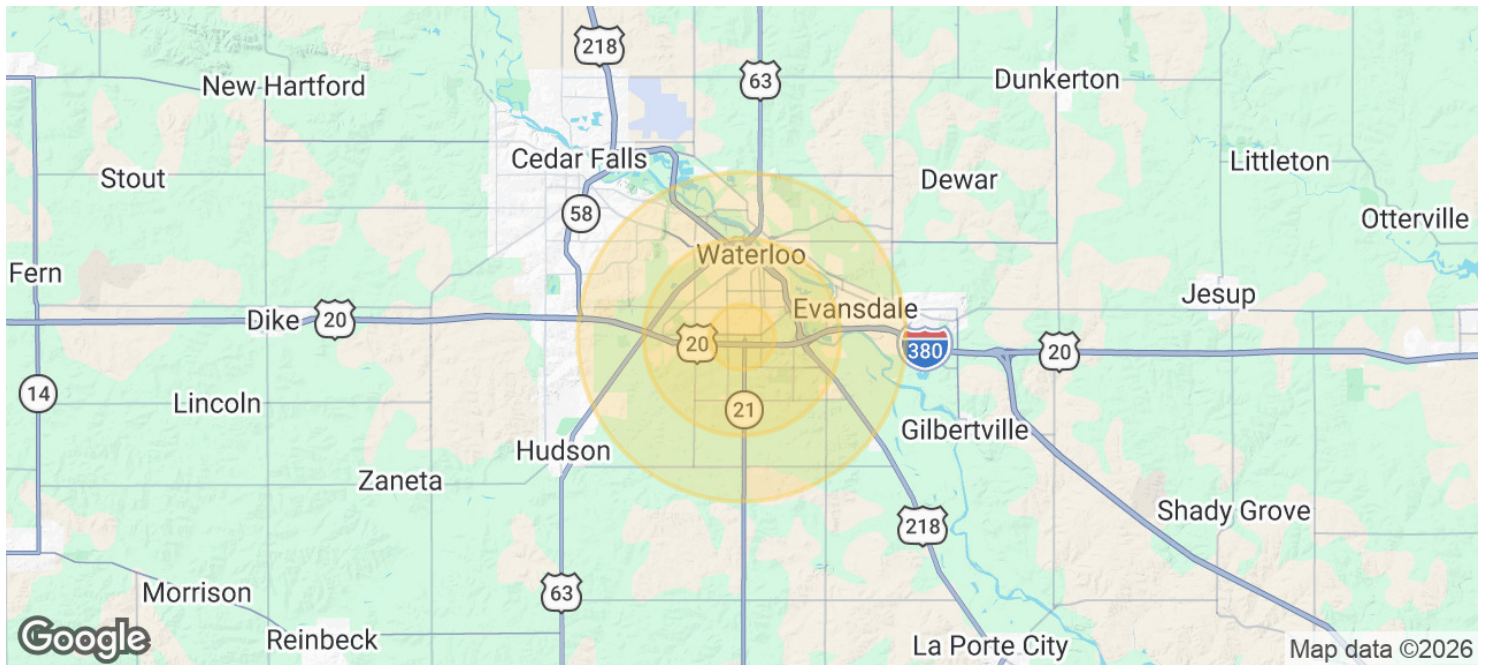
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POPULATION

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	7,446	40,481	72,988
Average Age	37.8	36.5	38.0
Average Age (Male)	35.7	36.1	37.2
Average Age (Female)	41.5	38.3	39.8

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	3,259	17,589	31,892
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$90,323	\$78,621	\$78,646

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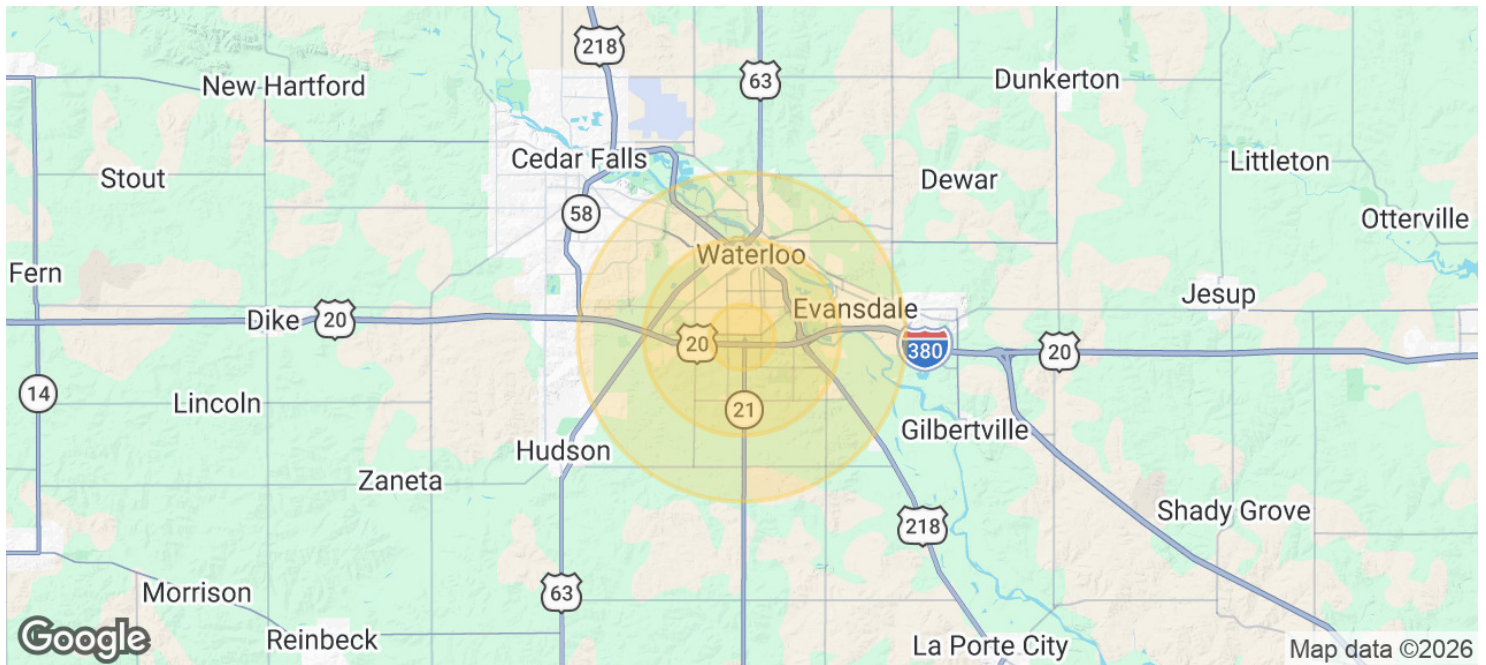
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Average House Value

\$194,000

\$175,677

\$170,866

2023 American Community Survey (ACS)

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