

SOUTHGATE PLAZA

101 IOWA AVE W
MARSHALLTOWN, IA



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	59,740 SF
AVAILABLE SF:	5,000 - 21,090 SF shell 12,804 SF medical clinic
LOT SIZE:	9.69 Acres
YEAR BUILT:	1998
SUBMARKET:	Fort Dodge/Ames
TRAFFIC COUNT:	14,798

PROPERTY OVERVIEW

This retail strip center can accommodate a large array of operators with varying budgets and floor plan needs. Due to its large surface parking lot and convenient location right off the interstate and bus line, the site can work for large-scale retail operations or users that have an influx of visitors at any given hour. Nearby co-tenancy includes Menards, Walmart, Culver's, Planet Fitness, Theisen's, Applebee's, Marshalltown Community College, and UnityPoint Health Marshalltown Hospital.

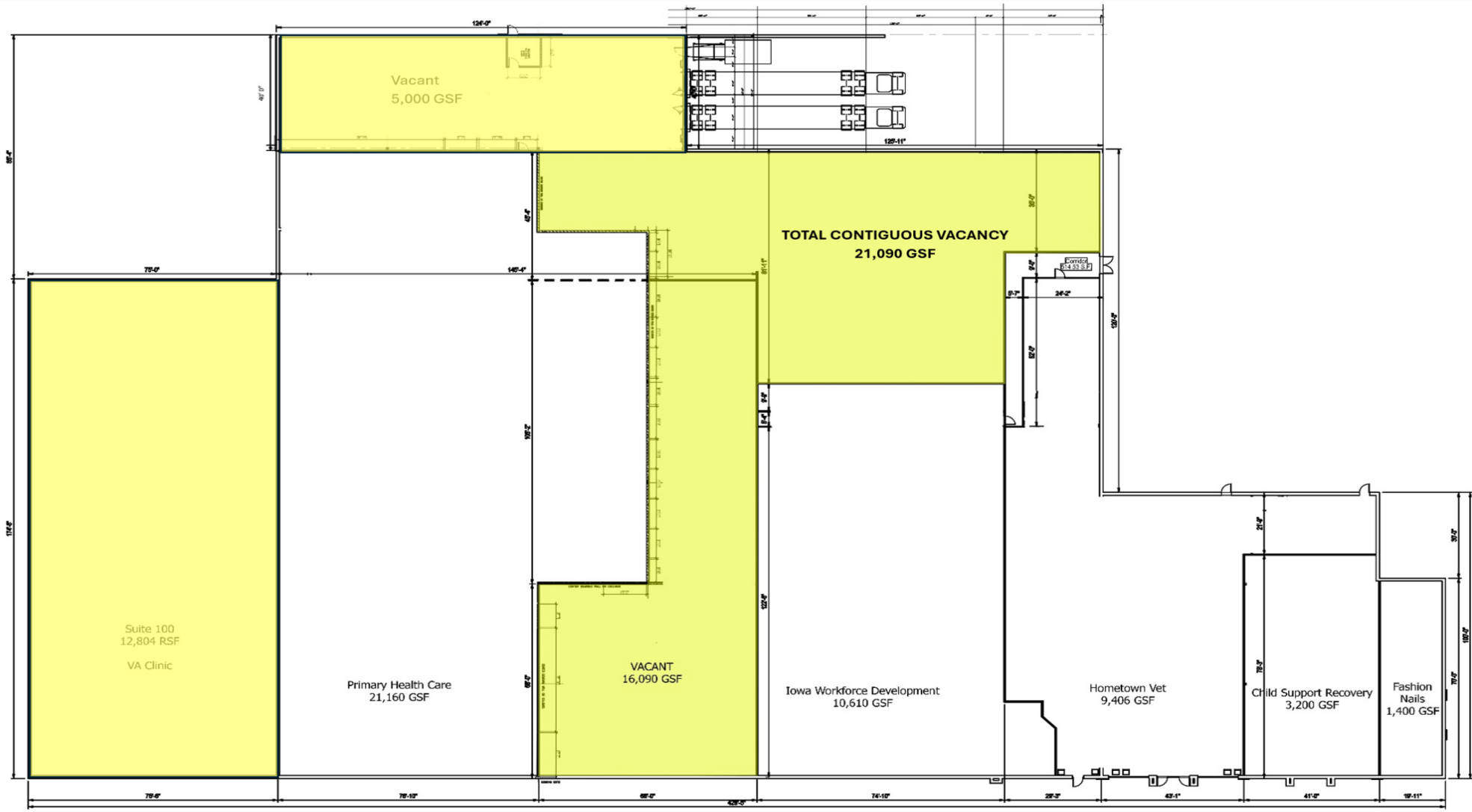
PROPERTY HIGHLIGHTS

- Building & monument signage
- Nearby national co-tenancy
- Ample surface parking
- Multiple site access points at hard corner
- Located less than half a mile from the highway & directly off the bus stop
- Turnkey medical suite available with sinks in most rooms

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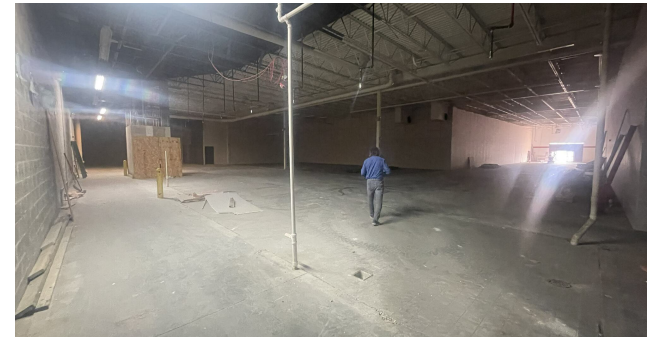
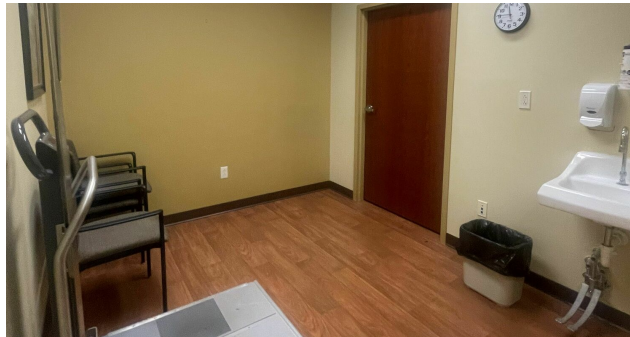
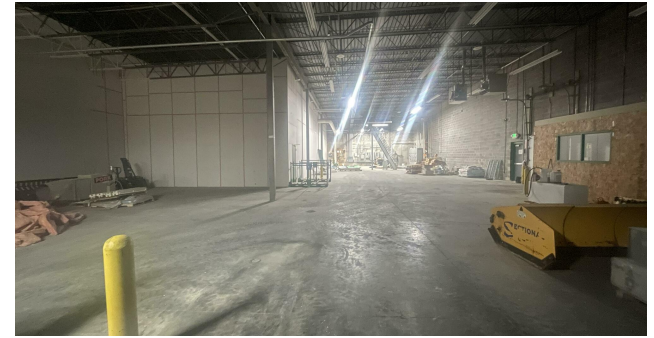
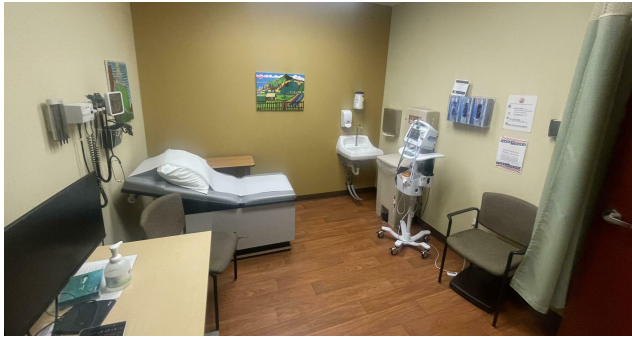
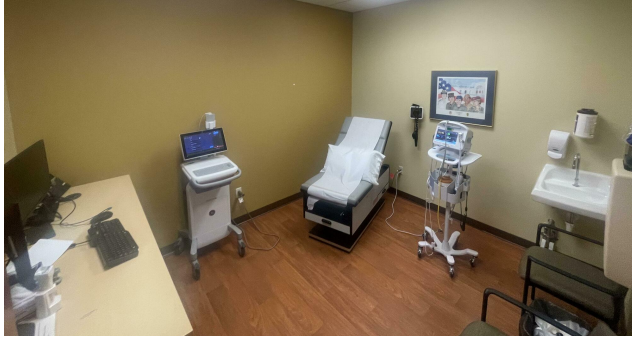
FLOOR PLAN



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INTERIOR SUITE PHOTOS



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