

FORMER BURGER KING

RESTAURANT FOR LEASE | 225 S FREMONT ST, SHENANDOAH, IA 51601

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 LEE &
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Former Burger King restaurant available for lease in Shenandoah, Iowa. The 3,816-square-foot building was constructed in 1988 and is prominently positioned along the community's main thoroughfare. Situated on approximately 0.97 acres, the property features an existing drive-thru lane and offers excellent visibility, convenient access, and strong potential for a restaurant, retail, or service-oriented user.

PROPERTY HIGHLIGHTS

- 3,816 SF former Burger King restaurant
- Built in 1988
- Located on Shenandoah's main thoroughfare
- Situated on approximately 0.97 acres
- Existing drive-thru lane
- Excellent visibility and convenient access for restaurant, retail, or service users

LOCATION DESCRIPTION

Located in Shenandoah, IA on the main thoroughfare.

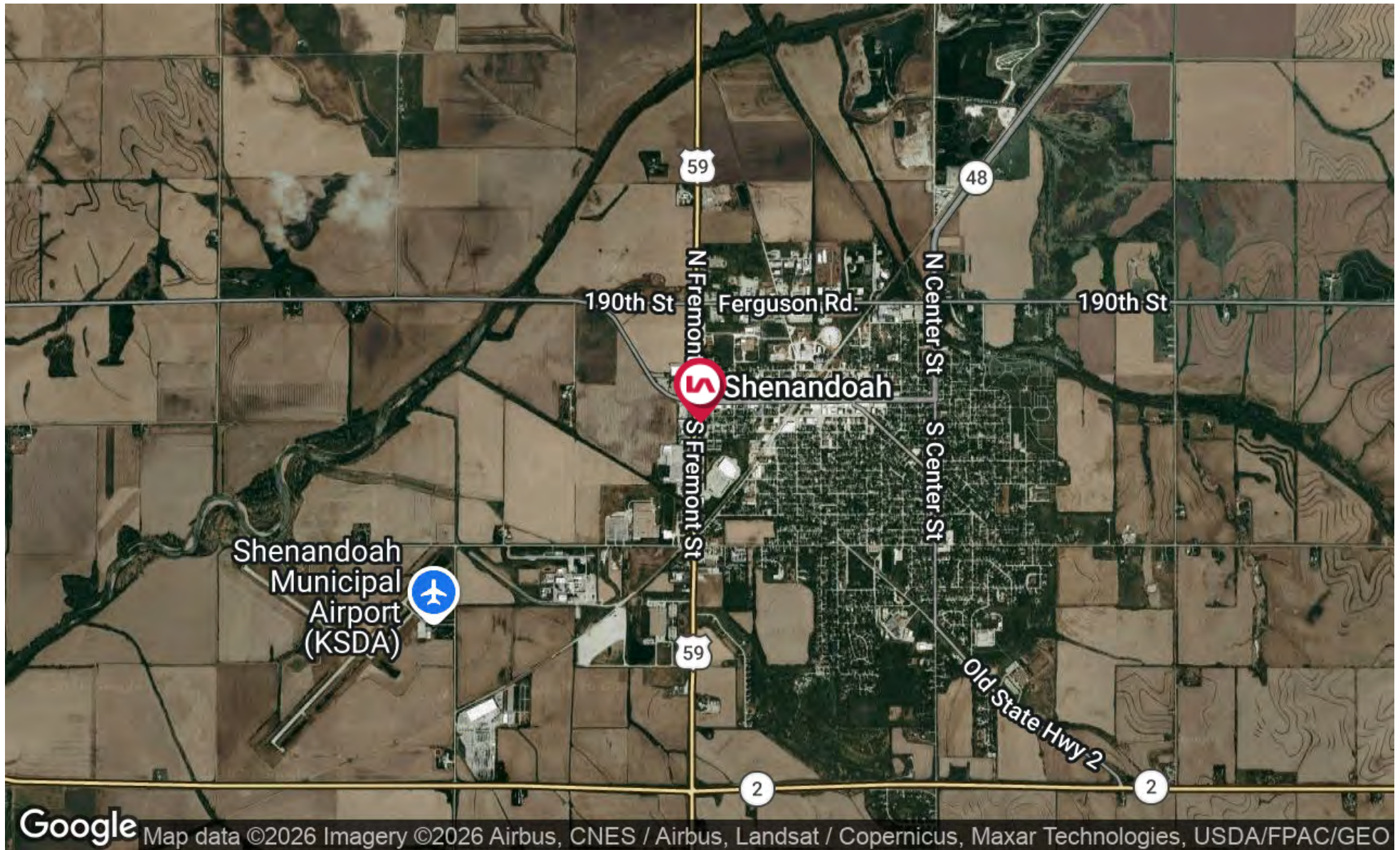
OFFERING SUMMARY

LEASE RATE:	\$10 SF/yr (NNN)
AVAILABLE SF:	3,816 SF
LOT SIZE:	0.97 Acres

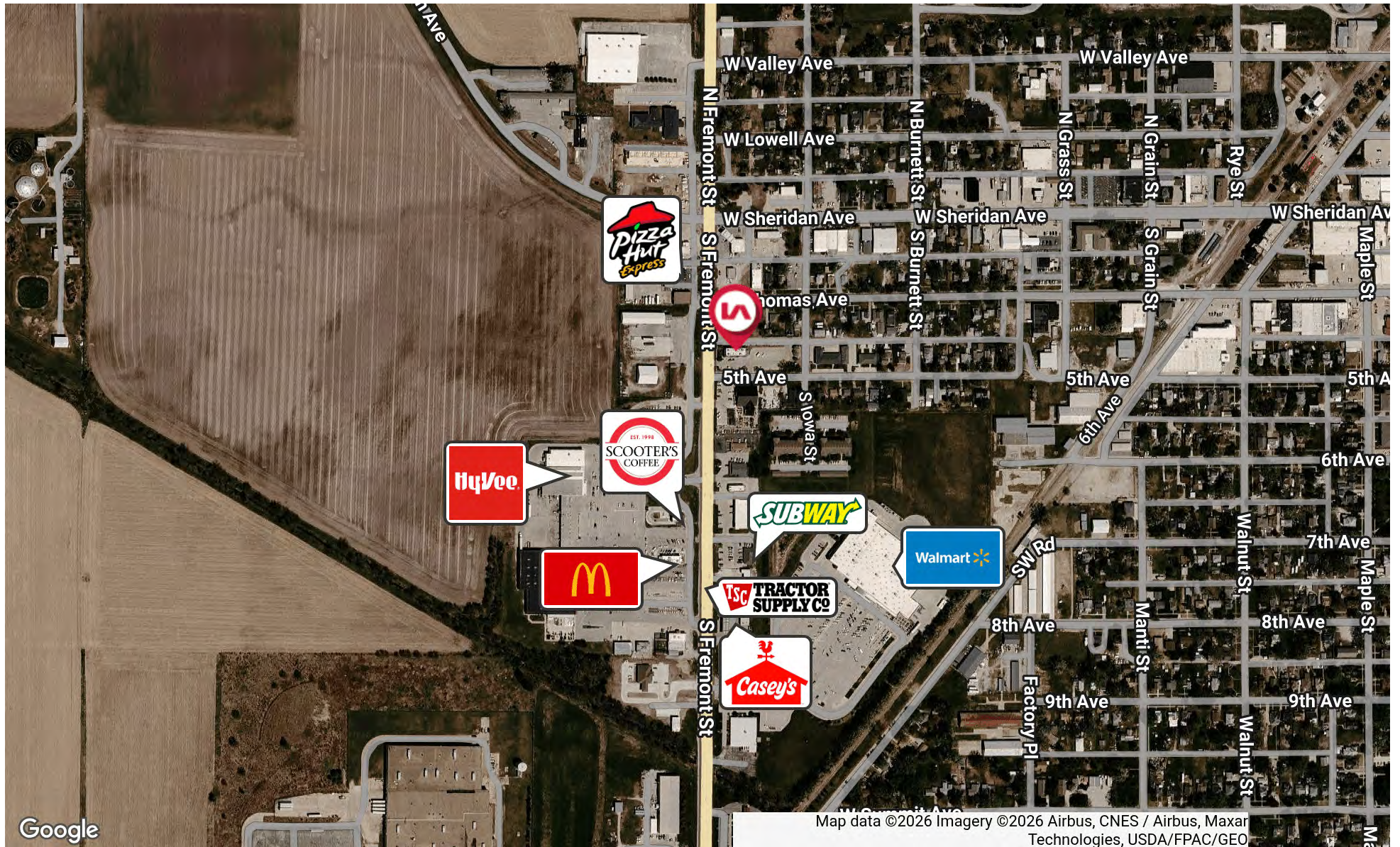
ADDITIONAL PHOTOS



LOCATION MAP



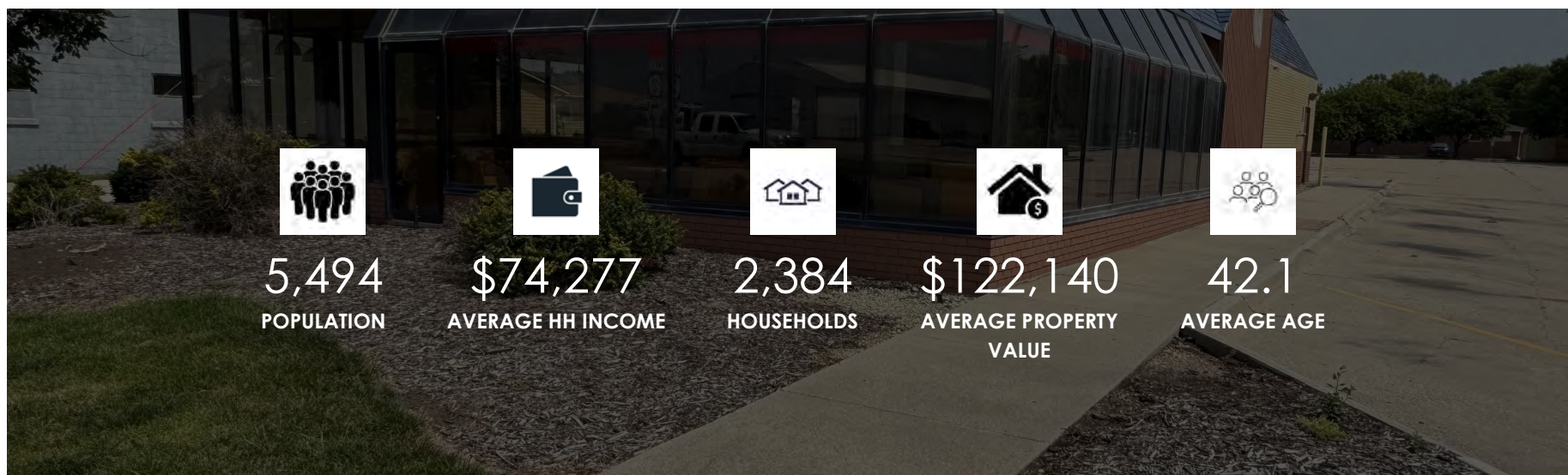
RETAILER MAP



SHENANDOAH OVERVIEW

	1 Mile	3 Miles	5 Miles
Total Population	1,928	5,116	5,494
Average Age	38.9	41.7	42.1
Average HH Income	56,336	72,373	74,277

2023 American Community Survey (ACS)



**FOR
LEASE**

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