

# AGENCY COMMONS

3320 AGENCY STREET

BURLINGTON, IOWA 52601

FOR LEASE



## PROPERTY FEATURES

- ◆ 31,407 Square Feet Available For Lease
- ◆ Lease Rate (NNN): Negotiable
- ◆ Center Anchors Include Marshall's, Dollar General and Planet Fitness
- ◆ Located Just West of One of the Highest Traffic Intersections in Southeast Iowa
- ◆ Busy Retail Corridor
- ◆ Newly Renovated Property
- ◆ New Monument Sign with Space Available
- ◆ Easy Access to Hwy 34 & Hwy 61
- ◆ Ample Parking
- ◆ Great Visibility and Signage Available
- ◆ Located Near the Newly Developed Dick's Sporting Goods, Staples, Pet Supply Plus, Meineke Car Care Center, Starbucks and Chick Fil A
- ◆ Daily Traffic Counts (2020)
  - 21,500 VPD - Roosevelt Avenue
  - 11,900 VPD - Agency Street

## CONTACT US

**JESSE CASTON, CPM®**

Partner | Agent



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Demographics  
Est. (2023)

	1 mile	3 miles	5 miles
Population	11,480	32,149	34,920
Median HH Income	\$53,656	\$57,426	\$58,811
Median HH Age	40.4	43.3	42.8



3035 99th Street  
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515.901.3403

Updated 09/16/2025

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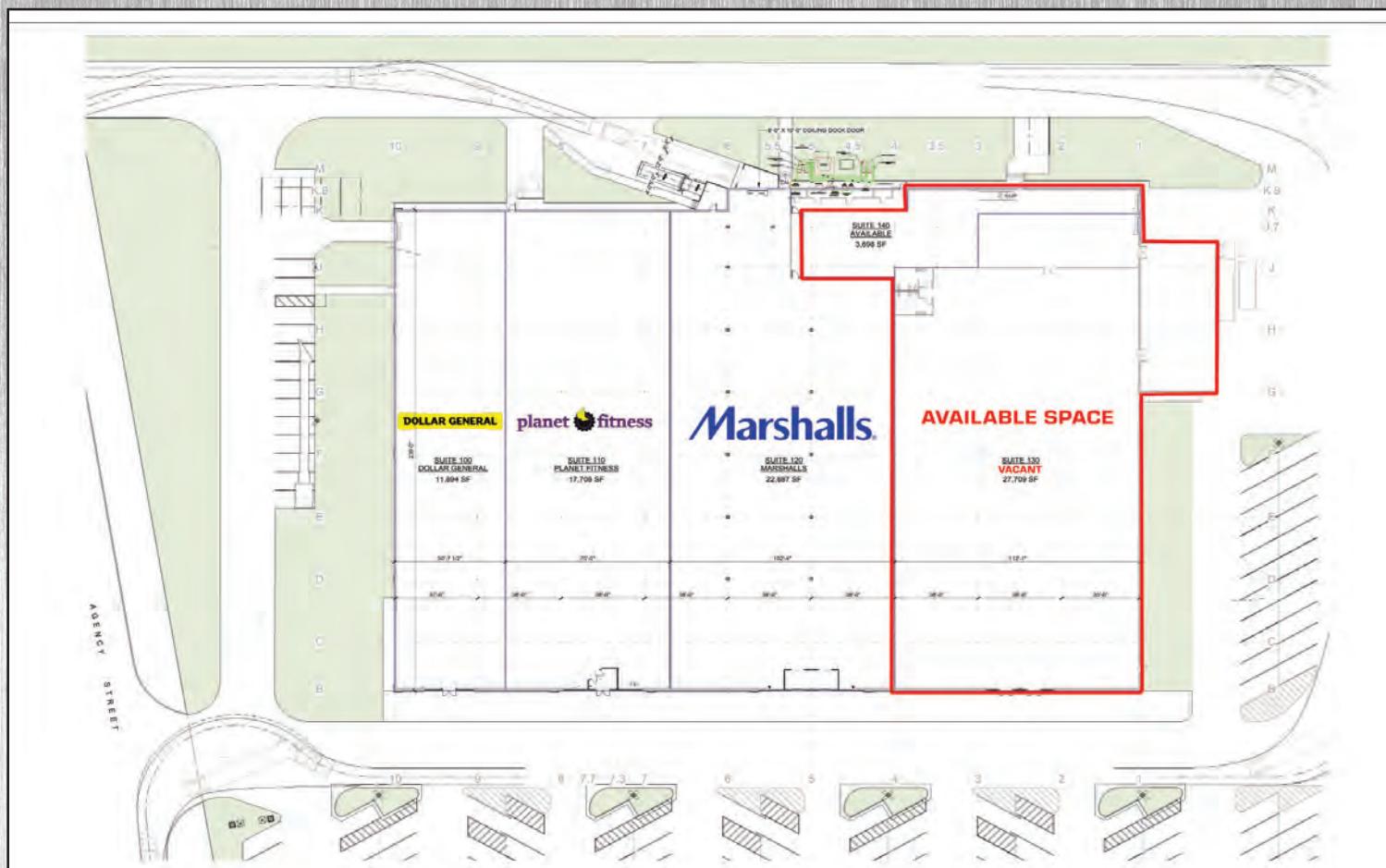
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