



702 SHORT STREET

Decorah, Iowa 52101



EXCLUSIVELY MARKETED BY:

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EXECUTIVE SUMMARY

- 702 Short Street, Decorah, Iowa 52101
- Parcel ID: 112117900800
- Type: Office / Industrial
- 0.70 Acres
- 4,500 Square Feet
- 4 Total Overhead Doors (2) (10x10) (2) (12x10)
- Strong-Signage Opportunity
- Heavily Trafficked
- High Visibility
- Nearby Anchors: Kwik Star, Hy-Vee, McDonalds, Dollar Tree, Fisk Farm & Home



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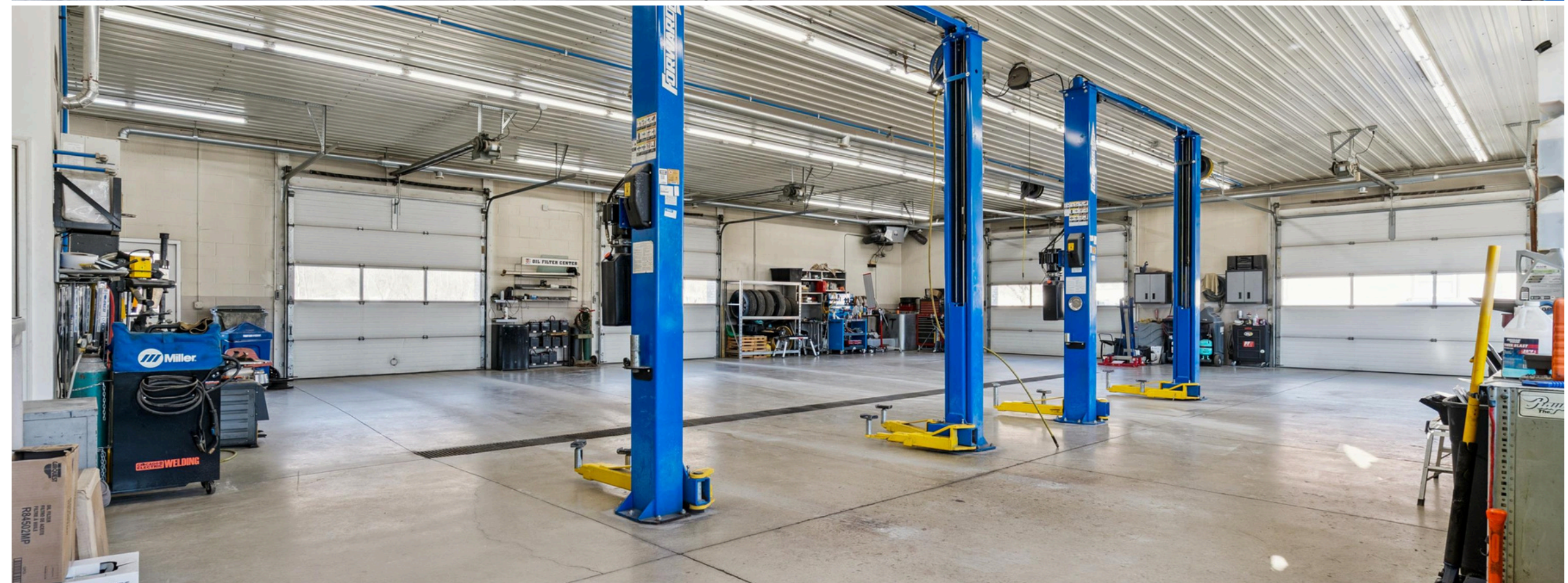
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PROPERTY DESCRIPTION

Here's your opportunity to think bigger in Decorah, Iowa. This 4,500-square-foot commercial property sits on 0.70 acres along one of the area's highest-trafficked corridors, delivering exceptional visibility and daily exposure. The front 1,300 square feet presents a polished, client-facing environment featuring an inviting reception area with fireplace, multiple private offices, a kitchenette, and updated restrooms—ideal for businesses that value both presence and professionalism. Behind it, 3,200 square feet of open-span industrial space with four overhead doors provides incredible flexibility. Envision a restaurant, dealership, church, retail showroom, service headquarters, light manufacturing operation, or dynamic flex space—the layout supports it all. The blend of finished office and expansive operational space allows for seamless adaptation to a wide range of commercial uses. Surrounded by strong national anchors including Hy-Vee, Kwik Star, McDonald's, and other high-performing retailers, the property benefits from consistent daily traffic and a proven retail trade area. Generous on-site parking and adaptable zoning further expand the possibilities.



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LOCATION OVERVIEW

702 Short Street is strategically positioned just off HWY 9 & 52 in one of Decorah's most active commercial areas, offering exceptional visibility and accessibility. The property benefits from immediate proximity to major national and regional retailers including: Hy-Vee, Kwik Star, McDonald's, Subway, Culver's, Stanley, and multiple financial institutions - creating consistent daily heavy traffic. Located near key community anchors and surrounded by established retail, service, and hospitality users, the site captures both local traffic and regional visitors traveling through Northeast Iowa. Its central position within Decorah's primary commercial corridor makes it ideal for retail, office, medical, or service-based users seeking high exposure in a proven trade area. With convenient access, strong co-tenancy, and placement within Decorah's dominant retail corridor, 702 Short Street presents a rare opportunity to secure a presence in one of the city's most visible and active commercial environments.



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from AW Commercial & Development and it should not be made available to any other person or entity without the written consent of AW Commercial & Development.

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The information contained herein is not a substitute for a thorough due diligence investigation. AW Commercial & Development has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, AW Commercial & Development has not verified, and will not verify, any of the information contained herein, nor has AW Commercial & Development conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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