

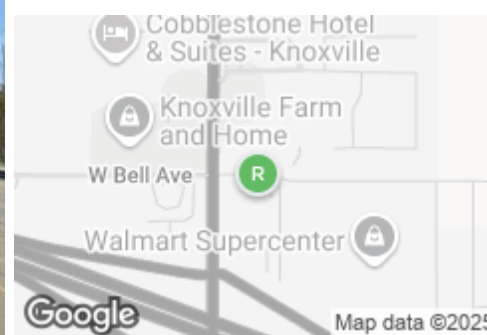
# Retail For Lease

## Knoxville Retail Center - Walmart Shadow ...

Retail For Lease

1008 W. Bell Ave., Knoxville, IA, 50138

Prepared on November 18, 2025



### Listing Details | Retail For Lease

Suite	<b>104</b>
Secondary Uses	<b>Office</b>
Sublease	<b>No</b>
Total Available Space	<b>4,200 SF</b>
Min Div/Max Contig	<b>2100/4,200 SF</b>
Asking Rate	<b>\$18.00 Annual/SF</b>
Monthly Rate	<b>\$6,300</b>
Lease Type	<b>Net NNN</b>
Expenses	<b>\$4.50 (NNN)</b>
Possession	<b>Now</b>

Signage	<b>None</b>
Show Instructions	<b>Call broker</b>
Vacant	<b>Yes</b>
Vacant Date	<b>11/17/2025</b>
Available Date	<b>11/17/2025</b>
Days On Market	<b>1 day</b>
Date Listed	<b>11/17/2025</b>
Last Modified	<b>11/18/2025</b>
Listing ID	<b>43855468</b>
Restrooms	<b>2</b>

### Description

Walmart Shadow Anchored Retail Center with 4,200 contiguous square feet available that can be divided into two separate 2,100 sf suites. This is an end cap with multiple uses available including retail, general office, restaurant, medical and other professional uses. The retail center has reputable tenants including Community 1st Credit Union, Edward Jones and U.S. Cellular ensuring strong traffic and a collaborative business atmosphere. Located just north of Highways 92/ 5. Well maintained center built in 2006 with an open parking lot. Situated on West Bell Avenue, this property provides a professional environment in a high-visibility location.

### Property Details

Building Class	-
Property Type	<b>Retail</b>
Sub Type	-
Zoning	-
Building Status	-
Building Size	-
Land Size	<b>1.59 Acres / 69,095 SF</b>

Year Built/Renovated	-
Primary Construction	-
Occupancy Type	-
Parcels	<b>000001070800235</b>
Legal Owner	-
Submarket	-
County	<b>Marion</b>

### Contact



**Rob Pestinger**  
316-650-2606  
rob@pestingerre.com

# 1008 W Bell Ave

## Nearby Retail





# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1008 W Bell Ave, Knoxville, IA 50138

CITY, STATE

Knoxville, IA

POPULATION

8,452

AVG. HHSIZE

2.46

MEDIAN HH INCOME

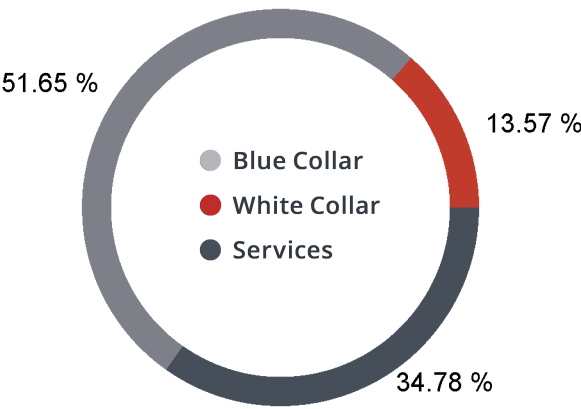
\$52,950

HOME OWNERSHIP

Renters: 1,068

Owners: 2,455

EMPLOYMENT



48.84 %

Employed

1.39 %

Unemployed

EDUCATION

High School Grad: 46.42 %

Some College: 18.39 %

Associates: 6.79 %

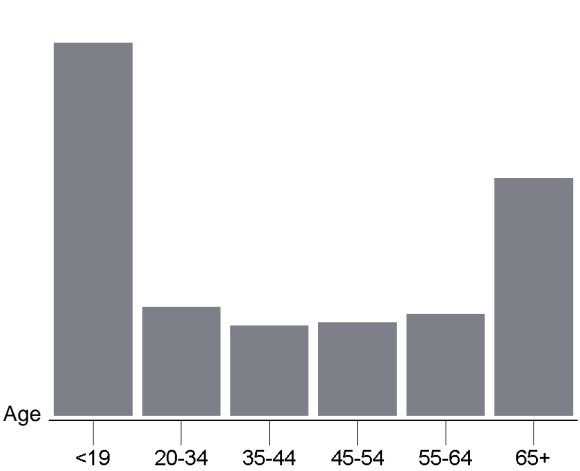
Bachelors: 13.10 %

GENDER & AGE

49.64 %



50.36 %



RACE & ETHNICITY

White: 99.25 %

Asian: 0.00 %

Native American: 0.00 %

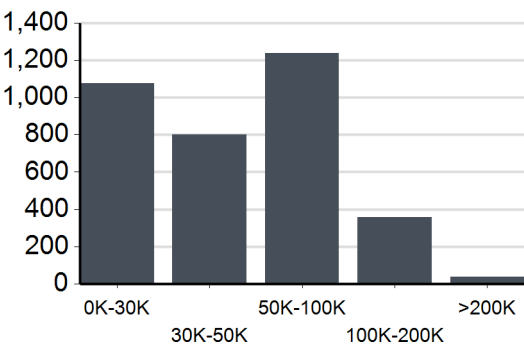
Pacific Islanders: 0.00 %

African-American: 0.01 %

Hispanic: 0.54 %

Two or More Races: 0.20 %

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,178



Grocery

\$5,779



Travel

\$6,135



Entertainment

\$2,637



Electricity

\$1,595



Apparel

\$1,115



Furniture

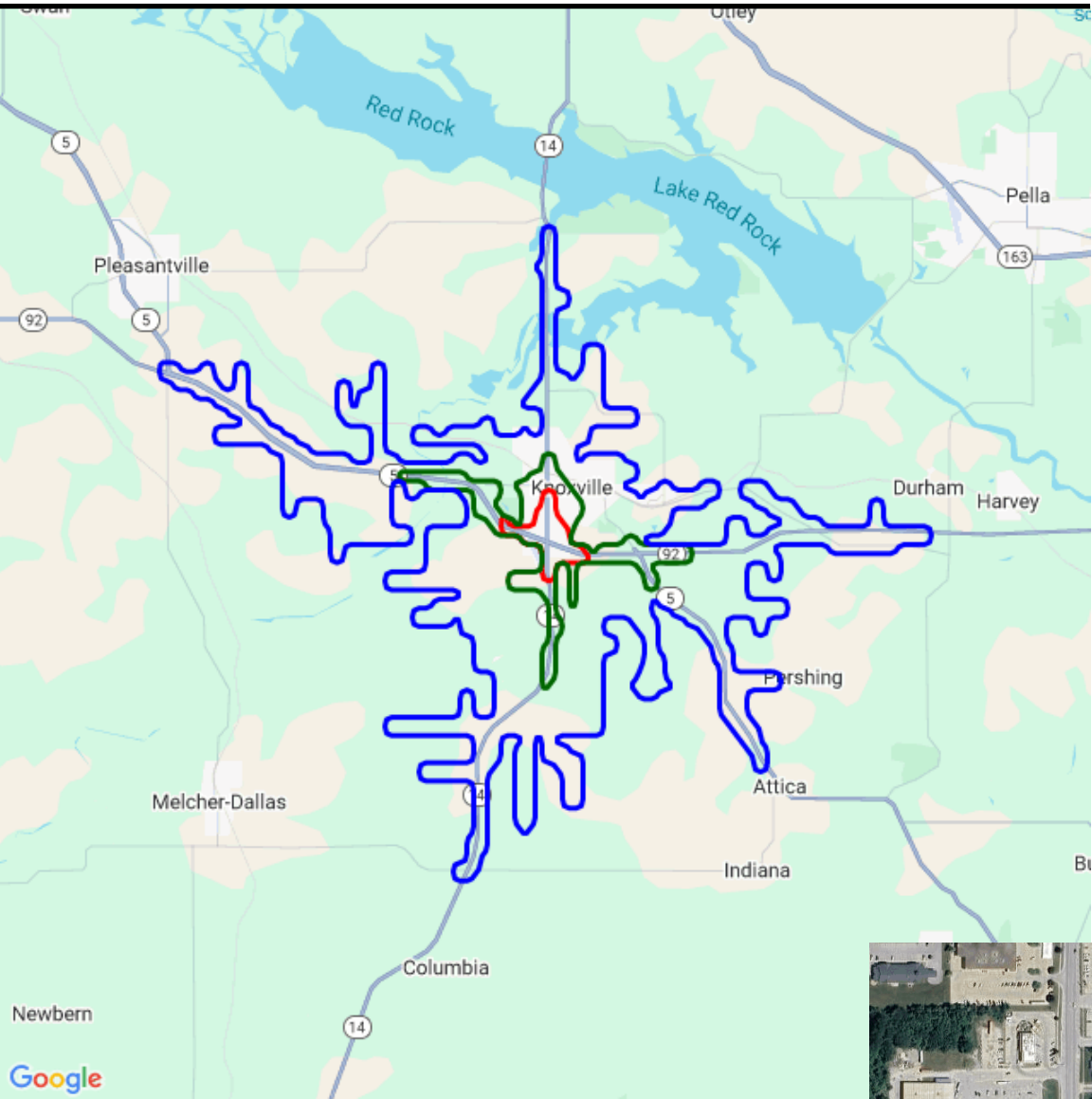
\$174



Gas

\$358

Demographic Report



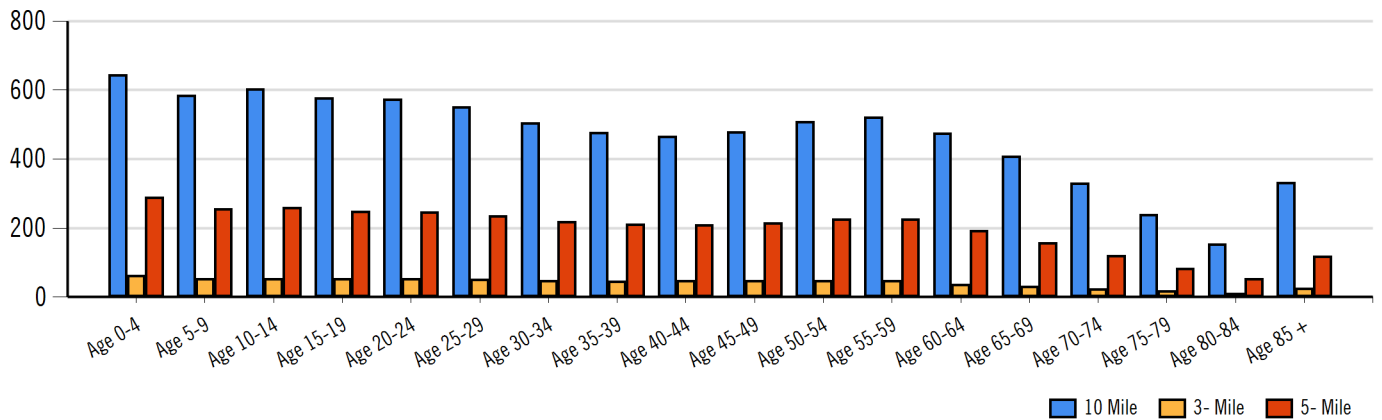
1008 W Bell Ave

Population

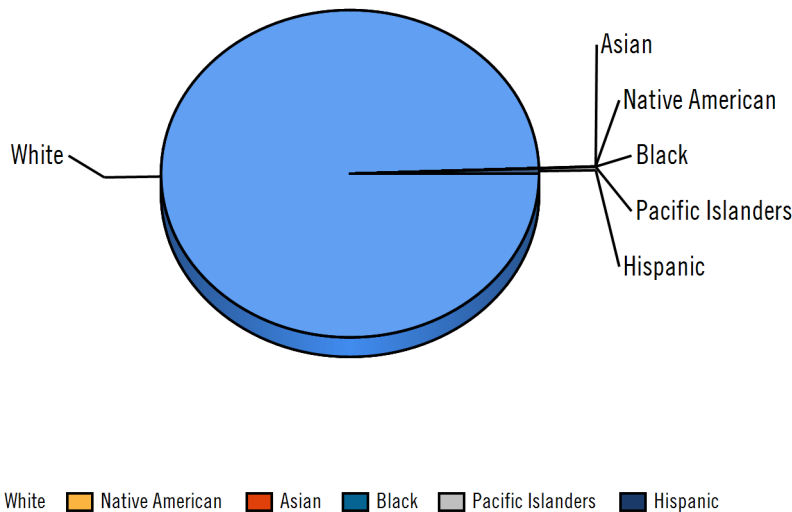
Distance	Male	Female	Total
3- Minute	367	414	781
5- Minute	1,762	1,830	3,591
10 Minute	4,195	4,256	8,452



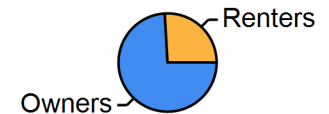
## Population by Distance and Age (2020)



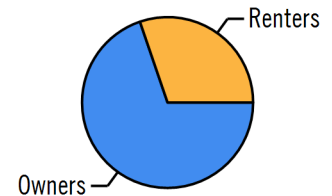
## Ethnicity within 5 Minute



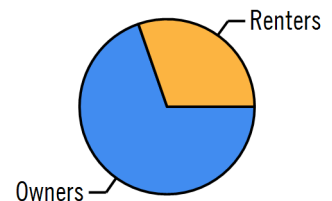
### Home Ownership 3 Minute



### Home Ownership 5 Minute



### Home Ownership 10 Minute



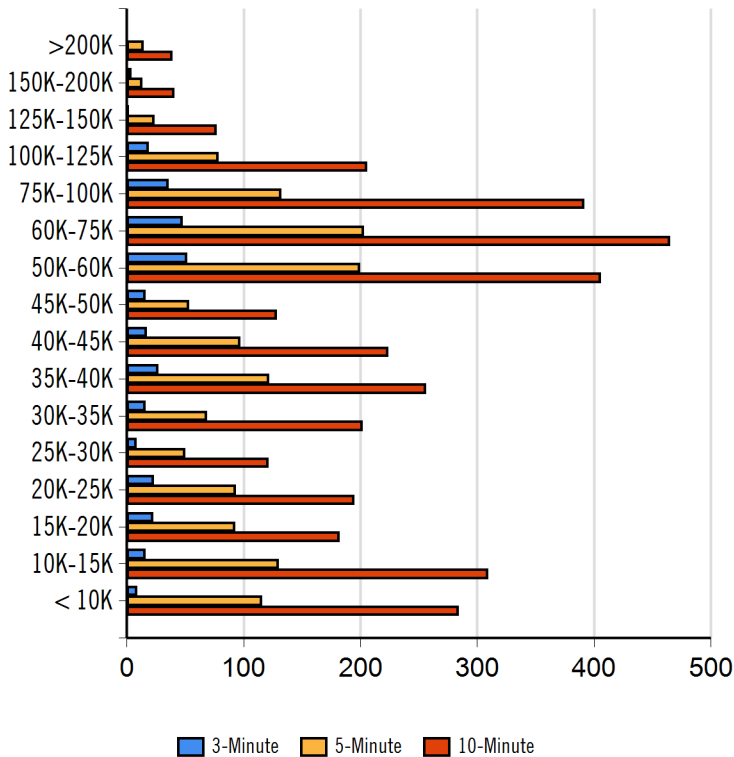
## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	370	14	0.82 %
5-Minute	1,720	53	1.22 %
10-Minute	4,128	118	1.41 %

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	8	0	39	98	12	24	3	9	4	115	33	5	15
5-Minute	24	22	101	375	33	162	30	50	33	520	162	62	74
10-Minute	62	54	222	891	52	413	92	108	95	1,269	357	158	181

## Household Income



Radius	Median Household Income
3-Minute	\$44,903.00
10-Minute	\$52,949.54
5-Minute	\$52,975.00

Radius	Average Household Income
3-Minute	\$48,853.67
5-Minute	\$55,131.57
10-Minute	\$56,456.15

Radius	Aggregate Household Income
3-Minute	\$16,191,790.92
5-Minute	\$74,187,164.46
10-Minute	\$184,386,212.81

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	496	2,284	5,464
High School Grad	232	1,032	2,536
Some College	94	427	1,005
Associates	32	150	371
Bachelors	67	270	563
Masters	3	24	66
Prof. Degree	6	33	82
Doctorate	0	9	21

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	5 %	22 %	37 %
Teen's	24 %	45 %	56 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	48 %	48 %	62 %
New Homes	17 %	20 %	28 %
New Households	15 %	36 %	50 %
Military Households	0 %	2 %	12 %
Households with 4+ Cars	38 %	64 %	79 %
Public Transportation Users	0 %	0 %	1 %
Young Wealthy Households	0 %	0 %	0 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	13,240,476		61,748,281		149,559,514	
<b>Average annual household</b>	41,312		43,535		43,896	
<b>Food</b>	5,467	13.23 %	5,724	13.15 %	5,779	13.17 %
Food at home	3,711		3,839		3,869	
Cereals and bakery products	526		543		548	
Cereals and cereal products	188		193		196	
Bakery products	337		349		352	
Meats poultry fish and eggs	754		773		775	
Beef	175		180		180	
Pork	139		141		142	
Poultry	142		145		145	
Fish and seafood	118		121		122	
Eggs	62		64		64	
Dairy products	360		379		384	
Fruits and vegetables	749		773		785	
Fresh fruits	111		114		116	
Processed vegetables	150		153		154	
Sugar and other sweets	136		141		142	
Fats and oils	119		122		123	
Miscellaneous foods	701		728		730	
Nonalcoholic beverages	324		333		334	
Food away from home	1,756		1,885		1,909	
Alcoholic beverages	276		302		303	
<b>Housing</b>	15,503	37.53 %	16,097	36.97 %	16,178	36.86 %
Shelter	9,321		9,690		9,731	
Owned dwellings	5,287		5,611		5,687	
Mortgage interest and charges	2,542		2,758		2,813	
Property taxes	1,767		1,871		1,884	
Maintenance repairs	978		981		989	
Rented dwellings	3,410		3,392		3,369	
Other lodging	623		686		674	
Utilities fuels	3,852		3,923		3,947	
Natural gas	343		355		358	
Electricity	1,576		1,591		1,595	
Fuel oil	147		150		151	
Telephone services	1,192		1,217		1,228	
Water and other public services	592		609		613	
<b>Household operations</b>	982	2.38 %	1,047	2.40 %	1,050	2.39 %
Personal services	249		280		281	
Other household expenses	733		767		769	
Housekeeping supplies	514		535		532	
Laundry and cleaning supplies	143		149		149	
Other household products	295		308		306	
Postage and stationery	75		77		76	
Household furnishings	833		901		916	
Household textiles	62		67		69	
Furniture	151		174		174	
Floor coverings	20		21		22	
Major appliances	141		140		144	
Small appliances	77		79		78	
Miscellaneous	380		417		426	
<b>Apparel and services</b>	1,019	2.47 %	1,112	2.55 %	1,115	2.54 %
Men and boys	174		201		203	
Men 16 and over	143		165		168	
Boys 2 to 15	31		35		35	
Women and girls	396		416		419	

Women 16 and over	327	344	346
Girls 2 to 15	69	71	73
Children under 2	82	84	82

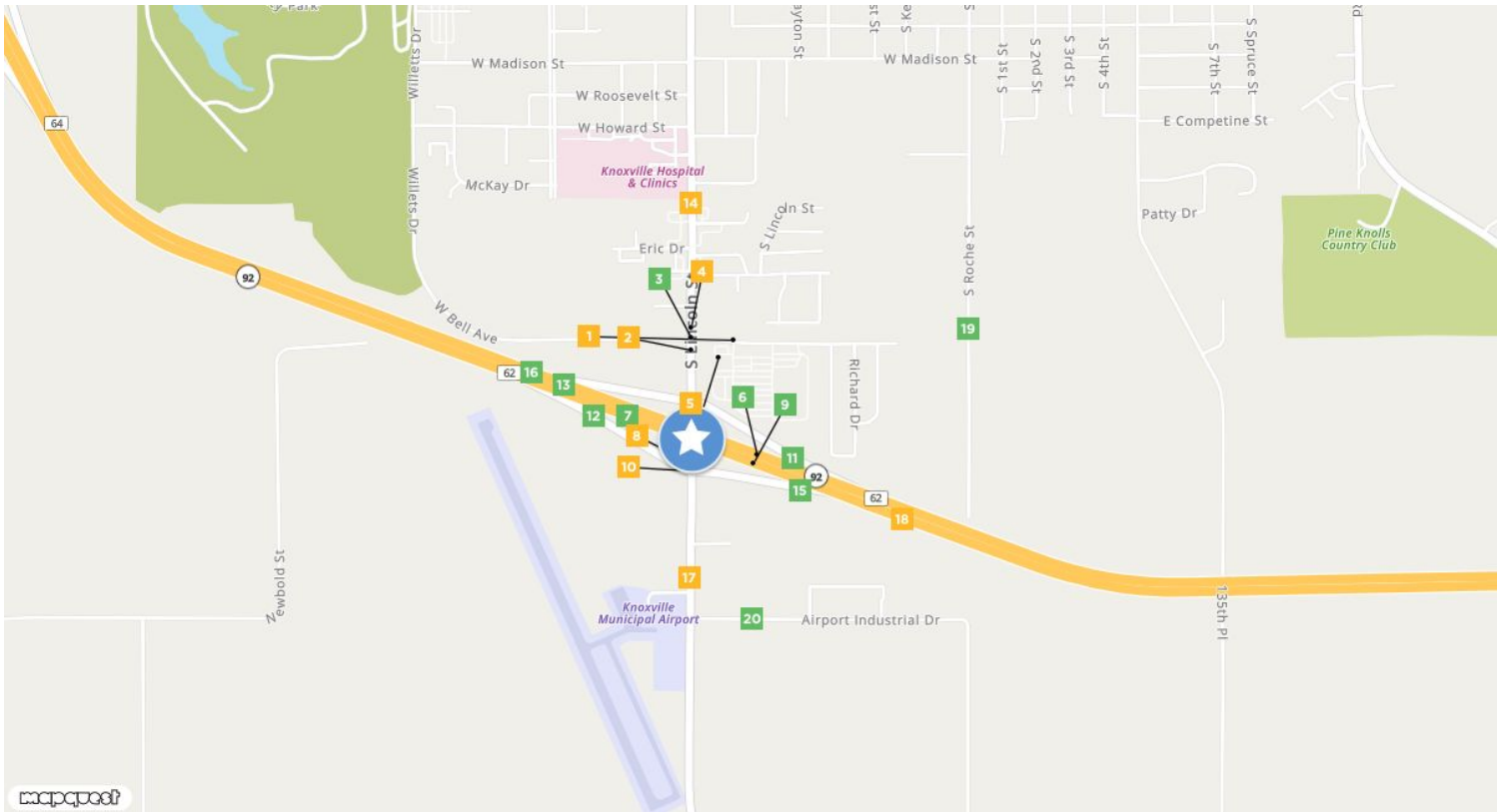
## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	13,240,476		61,748,281		149,559,514	
<b>Average annual household</b>	41,312		43,535		43,896	
<b>Transportation</b>	5,745	13.91 %	6,023	13.83 %	6,135	13.98 %
Vehicle purchases	1,223		1,328		1,389	
Cars and trucks new	644		683		715	
Cars and trucks used	545		607		635	
Gasoline and motor oil	1,939		1,991		2,017	
Other vehicle expenses	2,236		2,326		2,344	
Vehicle finance charges	152		159		159	
Maintenance and repairs	751		788		802	
Vehicle insurance	1,080		1,104		1,101	
Vehicle rental leases	253		273		280	
Public transportation	346		377		383	
<b>Health care</b>	3,476	8.41 %	3,545	8.14 %	3,590	8.18 %
Health insurance	2,318		2,352		2,370	
Medical services	698		724		741	
Drugs	351		357		365	
Medical supplies	108		111		112	
<b>Entertainment</b>	2,460	5.95 %	2,597	5.97 %	2,637	6.01 %
Fees and admissions	393		441		448	
Television radios	960		982		986	
Pets toys	895		942		962	
Personal care products	515		550		558	
Reading	48		49		49	
Education	829		954		926	
Tobacco products	412		406		406	
<b>Miscellaneous</b>	689	1.67 %	714	1.64 %	703	1.60 %
<b>Cash contributions</b>	1,206		1,246		1,234	
<b>Personal insurance</b>	3,661		4,209		4,277	
Life and other personal insurance	144		153		155	
Pensions and Social Security	3,517		4,056		4,122	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	307	300	2.01 %	90	208	229	78	24
5-Minute	2020	1,465	1,462	2.32 %	452	950	1,030	435	193
10-Minute	2020	3,476	3,517	-9.82 %	1,083	2,246	2,440	1,036	516
3-Minute	2023	309	300	2.72 %	90	211	232	78	25
5-Minute	2023	1,473	1,462	4.38 %	453	956	1,037	436	204
10-Minute	2023	3,477	3,517	-9.56 %	1,081	2,247	2,446	1,031	554



## Traffic Counts



<b>1</b> S Lincoln St Year: 2022 5,500	<b>2</b> <b>South Lincoln Street</b> W Bell Ave Year: 2022 7,200 Year: 2020 1,324 Year: 2018 7,700	<b>3</b> IA 14 S Lincoln St Year: 2022 870	<b>4</b> IA 14 W Bell Ave Year: 2022 9,900	<b>5</b> IA 14 State Hwy 92 Year: 2022 6,200
<b>6</b> IA 5;IA 92 State Hwy 14 Year: 2022 4,180	<b>7</b> IA 5;IA 92 S Lincoln St Year: 2022 4,180	<b>8</b> IA 14 State Hwy 92 Year: 2022 6,200	<b>9</b> IA 5;IA 92 S Lincoln St Year: 2022 4,180	<b>10</b> IA 14 State Hwy 92 Year: 2022 5,200
<b>11</b> Hwy 14 Year: 2022 2,030 Year: 2020 566 Year: 2018 1,820	<b>12</b> S Lincoln St Year: 2022 800 Year: 2020 274 Year: 2018 880	<b>13</b> IA 5;IA 92 S Lincoln St Year: 2022 4,180	<b>14</b> <b>South Lincoln Street</b> Eric Dr Year: 2022 9,900 Year: 2020 5,041 Year: 2018 10,200	<b>15</b> Hwy 14 Year: 2022 2,000 Year: 2020 519 Year: 2018 1,990
<b>16</b> S Lincoln St Year: 2022 4,180 Year: 2020 219 Year: 2018 880	<b>17</b> <b>State Highway 14</b> Lincoln St Year: 2022 5,200 Year: 2018 4,810 Year: 2006 5,100	<b>18</b> IA 5;IA 92 S Roche St Year: 2022 5,200	<b>19</b> <b>S Roche St</b> TerLn Year: 2006 110	<b>20</b> <b>Airport Ind Rd</b> Hwy 14 Year: 2006 230 Year: 1998 470

# 1008 W Bell Ave

