



FOR SALE



**CUSHMAN &  
WAKEFIELD**

Iowa Commercial Advisors

**917 BRADEN AVE**

Chariton, IA 50049

## PROPERTY HIGHLIGHTS

**11,500 SF Former bank building**

**Sale Price: \$240,000**

0.174 Acres

Built 1900

Excellent two story office building in  
CBD with an existing tenant in place



### **DUSTIN WHITEHEAD, CCIM**

Senior Vice President

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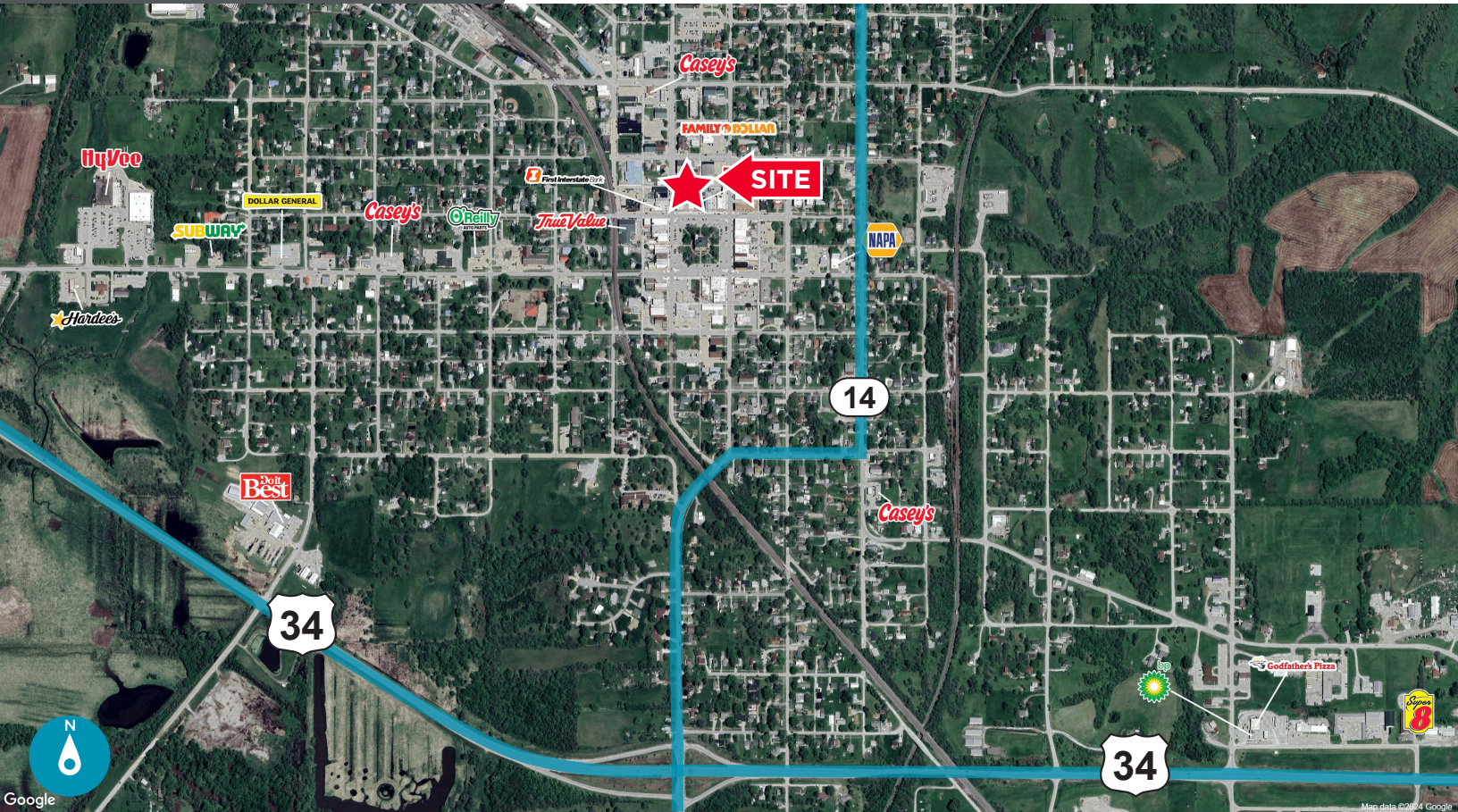
# 917 BRADEN AVE

Chariton, IA 50049

11,500 SF



## RETAIL AERIAL



### Demographics

	3 Mile	5 Mile	10 Mile
Population	4,517	5,155	7,905
Daytime Population	3,548	3,566	3,798
AVG. HH Income	\$71,548	\$74,240	\$77,817
Total Households	2,038	2,288	3,337

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