

1061

1061 N CENTER POINT RD
HIAWATHA, IA 52233

RETAIL/OFFICE

FOR LEASE | 2,300 SF



PROPERTY OVERVIEW

Former restaurant space for lease in a prime location of Hiawatha. Patio space and monument signage is available for Tenant use. This property is visible from N Center Point Road with abundant onsite parking. Strong Co-tenancy with Roaster's Coffee House and Pita's Mediterranean and American Cuisine, this space is well-suited for another restaurant, retail company, or professional office. The property is located in a retail and office hub, near the McGrath & Dave Wright auto campus, Unity Point clinic, among other professional companies. The space is currently in a 'shell' condition, ready for the next business to reimagine the layout. Tenant will have access to the common area restrooms. This space has its own dedicated gas, electric and water meter.

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Operating Expense Estimate:	\$8.50/SF
Building Size:	7,058 SF
Available SF:	2,300 SF
Lot Size:	1.06 Acres
Year Built:	2002
Zoning:	C-3



EXECUTIVE SUMMARY

1061 N CENTER POINT RD, HIAWATHA, IA 52233

EXTERIOR PHOTOS

1061 N CENTER POINT RD, HIAWATHA, IA 52233



INTERIOR PHOTOS

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AERIAL MAP

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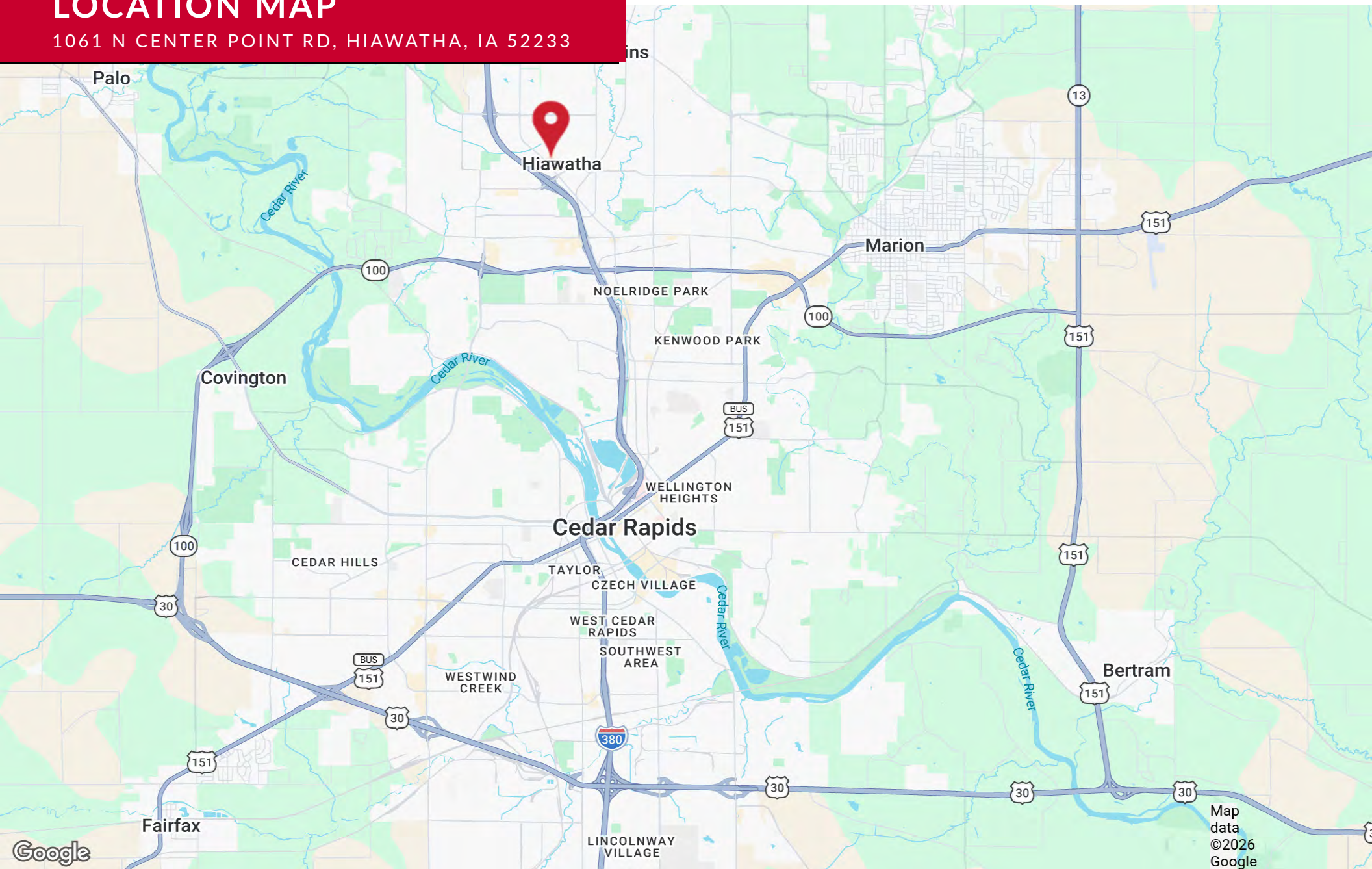
RETAILER MAP

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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,476	43,585	101,341
Average Age	35.5	39.3	39.4
Average Age (Male)	31.1	38.5	38.6
Average Age (Female)	39.2	40.0	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,174	17,995	42,677
# of Persons per Household	2.5	2.4	2.4
Average Household Income	\$95,286	\$122,056	\$107,920
Average House Value	\$211,984	\$255,422	\$238,520

2023 American Community Survey (ACS)

