

For Sale
Office
6,000 SF



Leon Capital Group Waterloo

1310 Solar Drive Waterloo, Iowa 50701

Property Highlights

- Spacious - 14 Individual Offices
- Convenient Central Location
- Ample Parking
- Zoned C-3

Property Description

This 6000 square foot office building features 14 individual private offices and a welcoming lobby waiting area, comfortable for both clients and administrative support staff. Situated on a 0.51 AC lot, the property offers ample surface parking for easy client access.

OFFERING SUMMARY

| | |
|----------------------|------------|
| Sale Price | \$435,000 |
| Lot Size | 0.61 Acres |
| Building Size | 6,000 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|----------------|-------------------|-----------------------|
| 1 Mile | 6,990 | \$68,625 |
| 3 Miles | 60,139 | \$71,908 |
| 5 Miles | 93,460 | \$78,449 |

For more information

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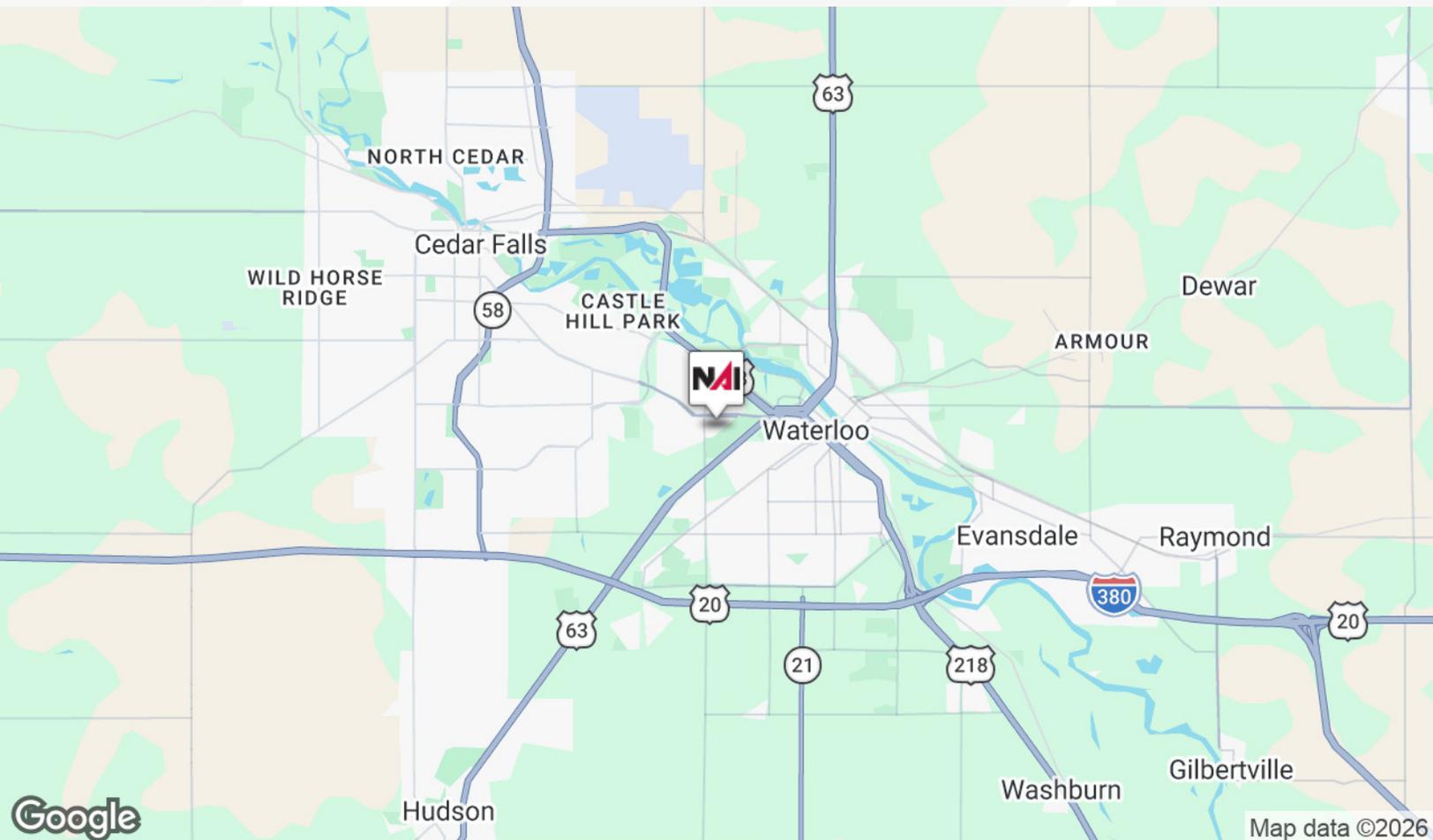
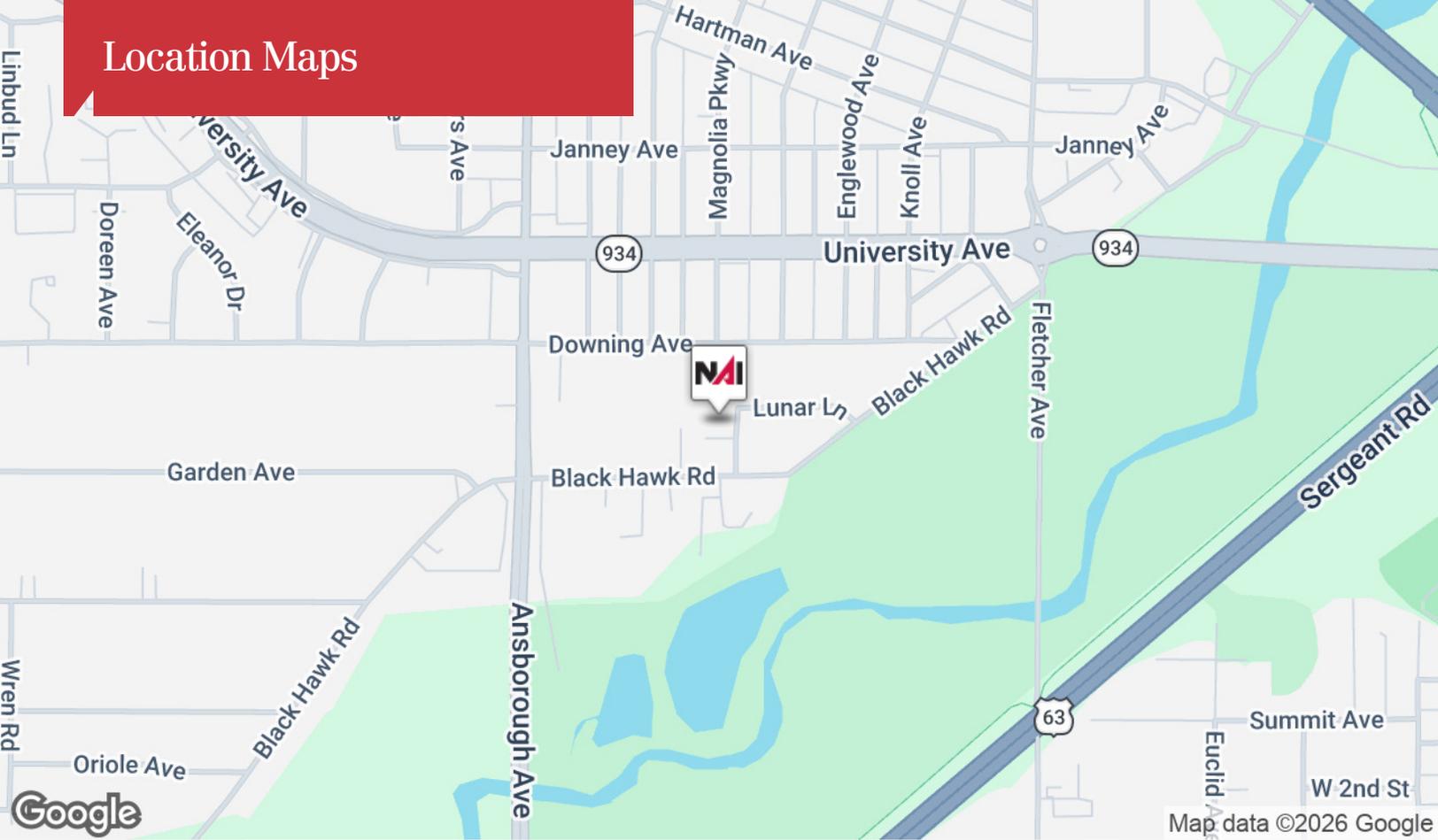
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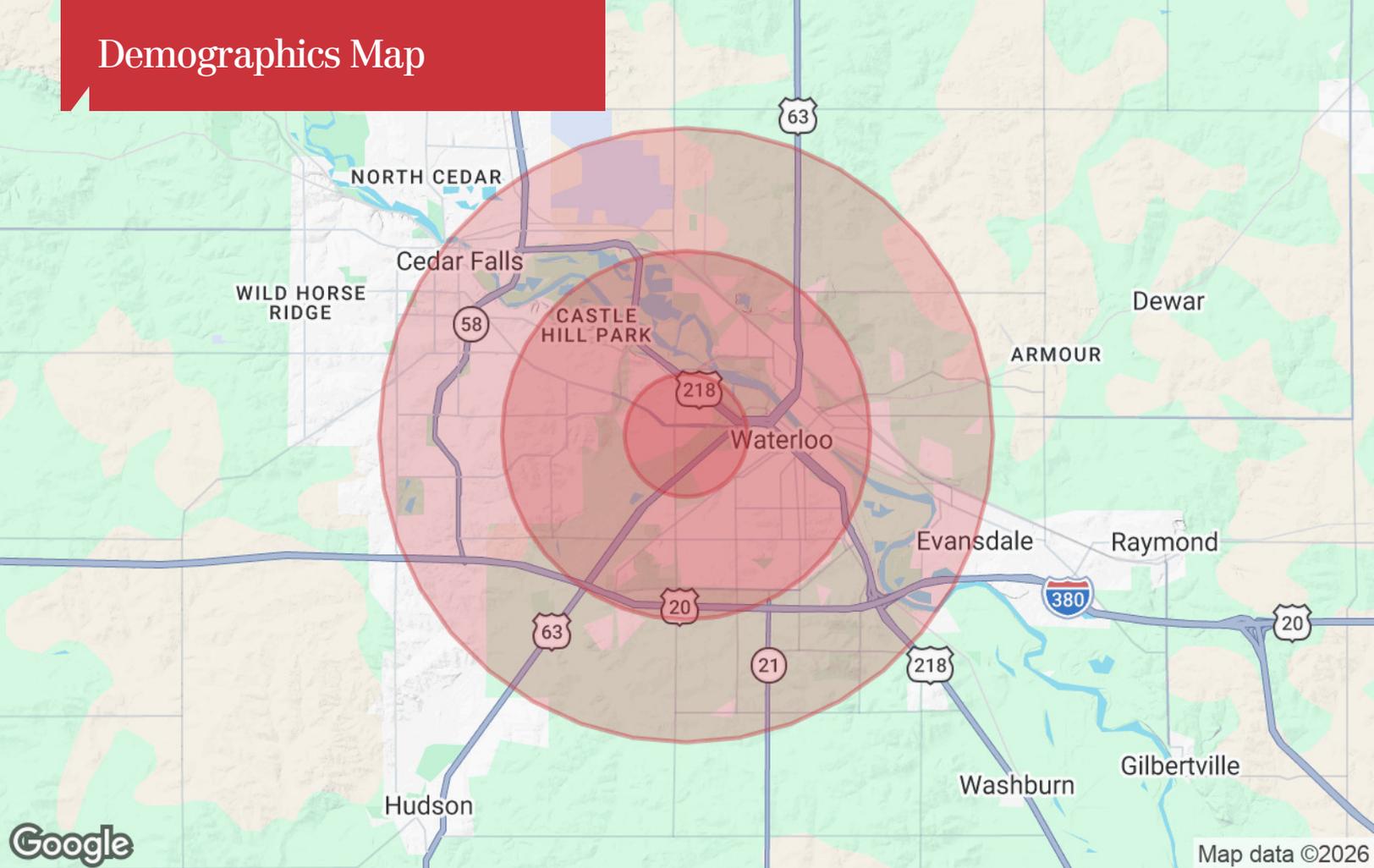
Additional Photos



Location Maps



Demographics Map



Population

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 6,990 | 60,139 | 93,460 |
| MEDIAN AGE | 39 | 40 | 39 |
| MEDIAN AGE (MALE) | 38 | 39 | 38 |
| MEDIAN AGE (FEMALE) | 40 | 41 | 40 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,186 | 26,236 | 38,954 |
| # OF PERSONS PER HH | 2.2 | 2.3 | 2.4 |
| AVERAGE HH INCOME | \$68,625 | \$71,908 | \$78,449 |
| AVERAGE HOUSE VALUE | \$170,022 | \$178,181 | \$193,647 |

* Demographic data derived from 2020 ACS - US Census