

FOR LEASE

VILLAGE SQUARE

1311 4TH ST. S.W. WAVERLY, IA 50677



Building information

Type of Listing:	Retail for Lease	Intersection:	4 TH St. SW & 13 th St. SW
Lease Price:	\$ASK / PSF	Submarket:	Waverly, IA
Operating Type:	NNN		
Est. Expenses:	\$7.95 /SF (2025)	Construction:	Block
Total SF Available:	8,000 SF	Ceiling Height:	18' – 22'
Building SF:	122,448 SF	Heat & A/C:	Gas & RTU
Lot Size:	15.5 Acres/SF	Roof:	Flat
Year Built/Renovated:	1999	Sprinkler:	Yes
Center Type:	Strip Center	Parking Ratio:	Abundant

Overview

High performing HyVee anchored retail shopping center in Waverly Iowa, strategically situated in the heart of the main retail corridor!

Join HyVee, Edward Jones, State Farm, Great Clips, Cedar Valley Cardiovascular Center, Cedar Valley Sinus & Allergy Doctors, True Value, McDonalds, and many more nationally recognized tenants!

Suite #:	Available	Length of Lease:	Negotiable
Bay 3 – 5	4,200 SF	TI Allowance:	Negotiable
Bay 6	1,400 SF	Lease Form:	Landlord's
Bay 9 - 10	2,400 SF		
Out Lot	1.25 Acres		
		Rent Escalator:	Negotiable

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.

Contact us

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Noddle Companies
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Omaha, NE 68106

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Site plan

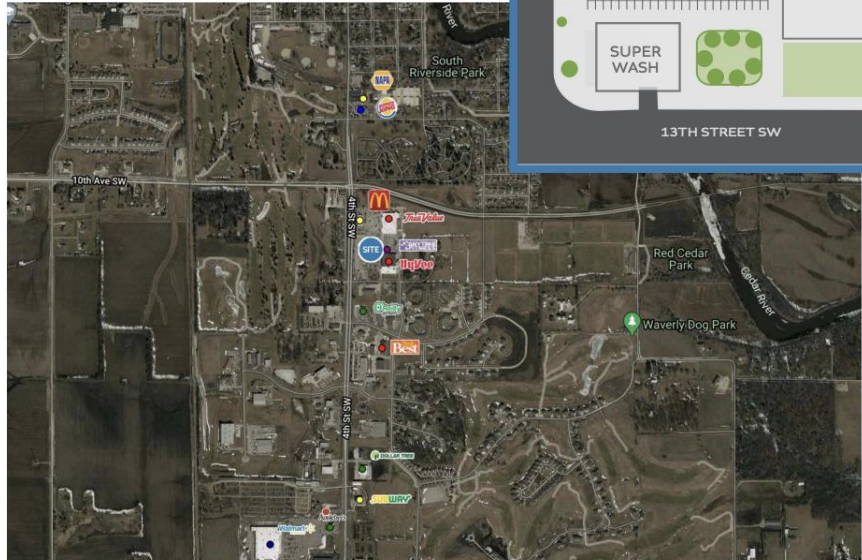
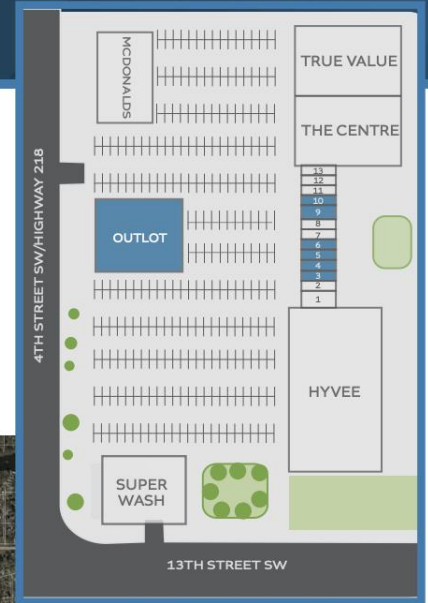
N VILLAGE SQUARE

1311 4TH STREET SW | WAVERLY, IA 50677

 VACANT  OCCUPIED

ANCHOR B	54,748 SF	HY-VEE FOOD STORE
BAY 1	2,100 SF	TOBACCO & VAPE
BAY 2	1,400 SF	ANGELA NAILS
BAY 3 - 5	4,200 SF	AVAILABLE
BAY 6	1,400 SF	AVAILABLE
BAY 7	1,400 SF	EDWARD JONES
BAY 8	1,200 SF	CEDAR VALLEY MEDICAL SPECIALISTS
BAY 9 - 10	2,400 SF	AVAILABLE
BAY 11	1,320 SF	CANDEO COUNSELING
BAY 12	1,080 SF	GREAT CLIPS
BAY 13	1,200 SF	IVY INK TATTOO
OUTLOT	1.25 ACRES	AVAILABLE

OWNED BY OTHERS
TRUE VALUE HARDWARE
CITY CENTRE
SUPER WASH
MCDONALDS



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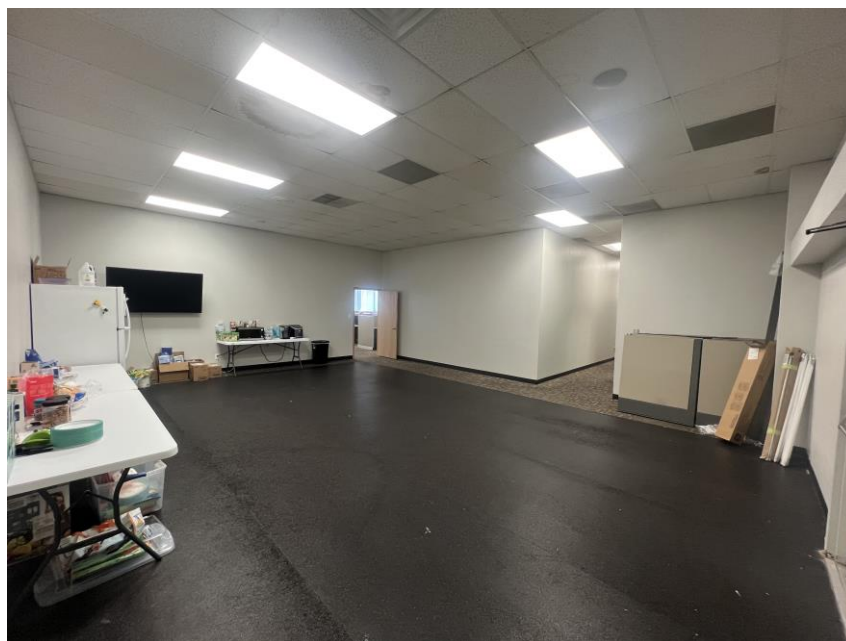
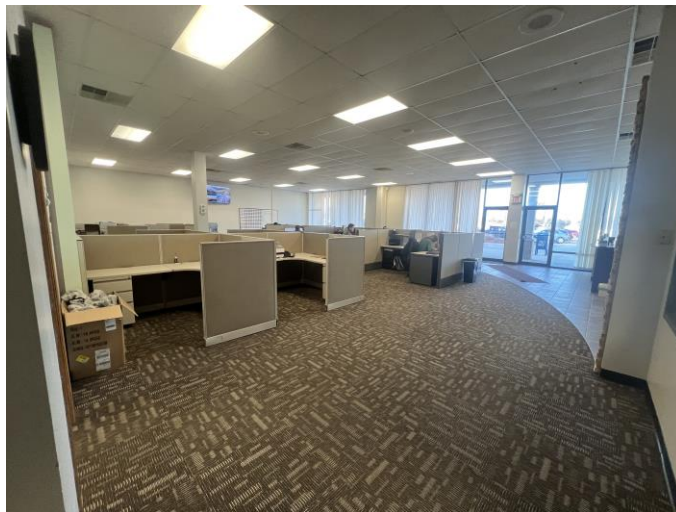
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Photos | Bay 3-5



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[Photos | Bay 6](#)



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Photos | Bay 9-10



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Aerial | Waverly, IA



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