

AW Commercial & Development



512 Jefferson Street

512 Jefferson Street
Waterloo IA 50701

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	512 Jefferson Street Waterloo IA 50701
COUNTY	Black Hawk
BUILDING SF	7,684 SF
LAND ACRES	0.32
YEAR BUILT	1981

FINANCIAL SUMMARY

PRICE	\$750,000
PRICE PSF	\$97.61

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	11,279	56,208	80,454
2025 Median HH Income	\$37,405	\$50,915	\$55,349
2025 Average HH Income	\$48,264	\$68,155	\$77,754

- On-site parking
- Downtown Waterloo location
- Multiple office spaces
- Surrounded by retail and multifamily

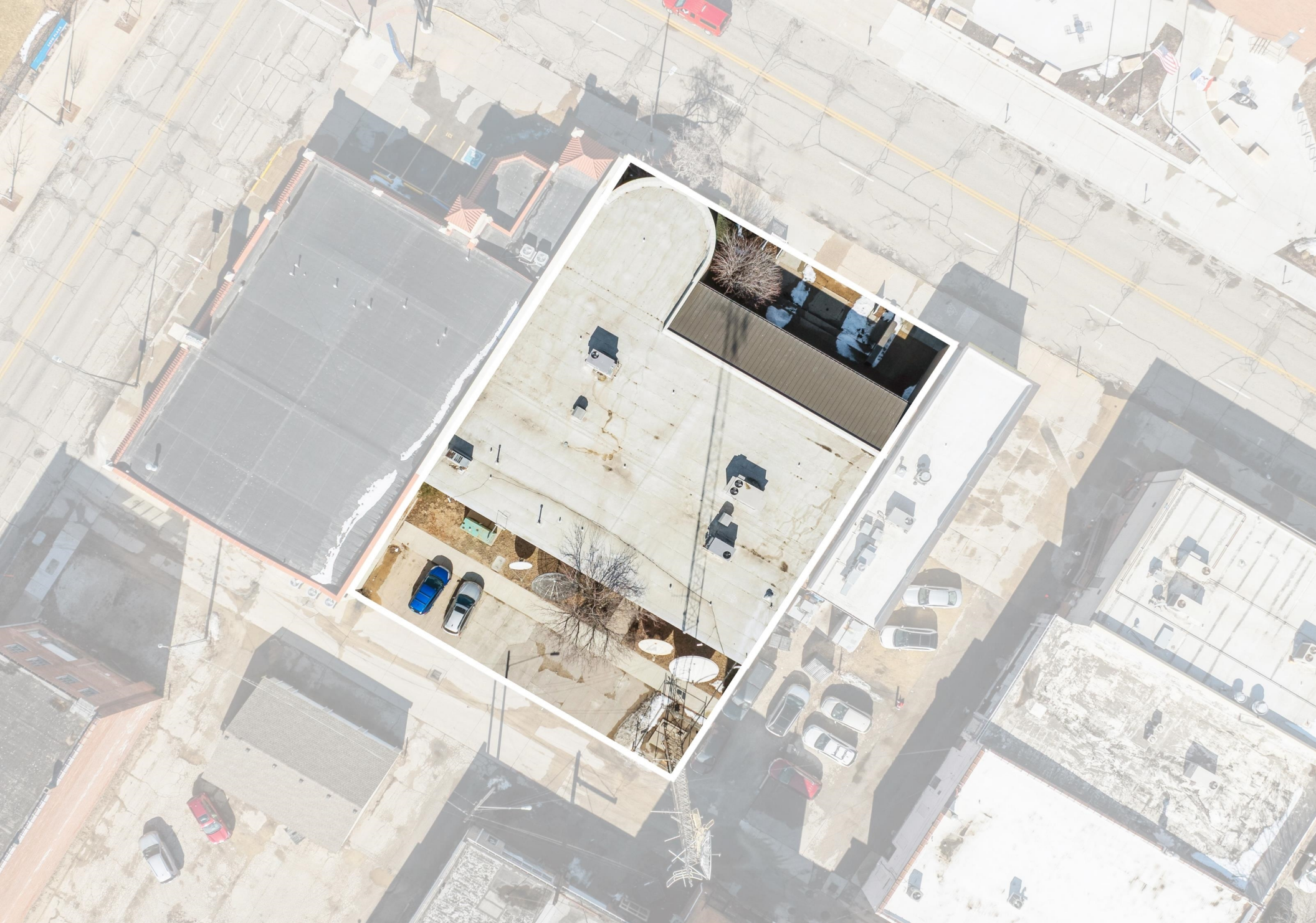




02

Property Description

Parcel Map



512 Jefferson Street

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