

**305 E San Marnan Drive**

**AW Commercial & Development**

*Prepared by:*

**Phillip Shirk**

AW Commercial &  
Development  
President / Broker  
(319) 239-4446  
phillip@awcred.com  
Lic: IA S631010

**Lindsey McEnaney**

AW Commercial &  
Development  
Associate / Realtor®  
(563) 419-7644  
lindsey@awcred.com  
Lic: IA S70812000

**Blake Keating**

AW Commercial &  
Development  
Associate / Realtor®  
(319) 480-4213  
blake@awcred.com  
Lic: IA S71492000

305 E San Marnan Drive  
Waterloo, IA 50702





# 305 E San Marnan Drive

## CONTENTS

- 01 **Executive Summary**
  - Investment Summary
  
- 02 **Demographics**
  - Demographics
  - Demographic Charts

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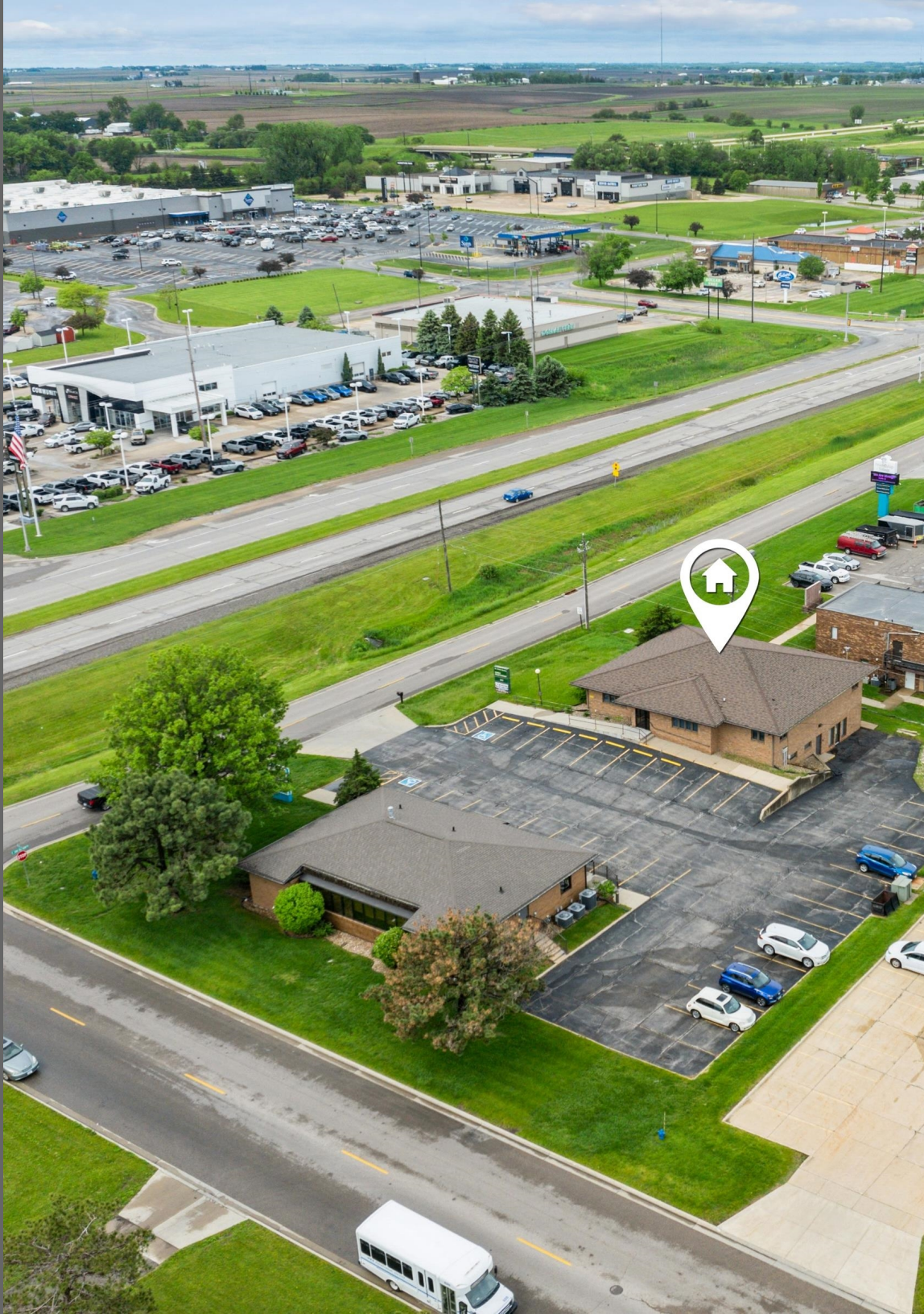


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<https://awcred.com/>





01

Executive Summary

Investment Summary



## OFFERING SUMMARY

ADDRESS	305 E San Marnan Drive Waterloo IA 50702
COUNTY	Black Hawk

## FINANCIAL SUMMARY

PRICE	\$665,000
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2023 Population	7,310	41,078	75,489
2023 Median HH Income	\$58,474	\$54,332	\$53,811
2023 Average HH Income	\$77,483	\$76,728	\$72,960

## Property Description

- Former medical office for sale in Waterloo, IA. This freestanding 6,084-square-foot building sits on .38 acres and is situated in a highly-visible location off of San Marnan Drive. Previously used for medical use, this property includes a spacious waiting area/reception area, surrounded by multiple exam rooms, and private offices. Offering strong visibility from San Marnan Drive with an ADT of 18,800, close proximity and easy access to HWY 20, and 17 parking stalls. Additionally, the building offers separate entrances to the lower level of the property for owner-occupied use and tenant-occupied use for additional rental income.







02

## Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,315	40,651	76,276
2010 Population	7,074	40,860	76,812
2023 Population	7,310	41,078	75,489
2028 Population	7,223	40,764	74,986
2023 African American	1,498	6,453	13,008
2023 American Indian	12	171	349
2023 Asian	343	1,626	2,057
2023 Hispanic	263	2,880	5,272
2023 Other Race	113	1,291	2,415
2023 White	4,910	28,136	51,476
2023 Multiracial	309	2,596	4,897
2023-2028: Population: Growth Rate	-1.20 %	-0.75 %	-0.65 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	319	2,090	3,862
\$15,000-\$24,999	274	1,781	3,419
\$25,000-\$34,999	297	1,566	2,956
\$35,000-\$49,999	465	2,686	4,783
\$50,000-\$74,999	658	3,382	6,433
\$75,000-\$99,999	465	2,318	4,655
\$100,000-\$149,999	611	2,739	4,634
\$150,000-\$199,999	82	542	1,005
\$200,000 or greater	113	772	1,071
Median HH Income	\$58,474	\$54,332	\$53,811
Average HH Income	\$77,483	\$76,728	\$72,960

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,170	17,807	32,641
2010 Total Households	3,203	17,575	32,252
2023 Total Households	3,283	17,877	32,819
2028 Total Households	3,267	17,895	32,890
2023 Average Household Size	2.17	2.27	2.28
2000 Owner Occupied Housing	1,539	10,791	21,126
2000 Renter Occupied Housing	1,491	6,344	10,123
2023 Owner Occupied Housing	1,805	10,956	21,386
2023 Renter Occupied Housing	1,478	6,921	11,433
2023 Vacant Housing	324	1,774	3,142
2023 Total Housing	3,607	19,651	35,961
2028 Owner Occupied Housing	1,834	11,216	21,863
2028 Renter Occupied Housing	1,433	6,679	11,027
2028 Vacant Housing	346	1,833	3,206
2028 Total Housing	3,613	19,728	36,096
2023-2028: Households: Growth Rate	-0.50 %	0.10 %	0.20 %

Source: esri





2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	593	3,378	5,923
2023 Population Age 35-39	525	3,095	5,419
2023 Population Age 40-44	407	2,615	4,744
2023 Population Age 45-49	350	2,126	3,896
2023 Population Age 50-54	364	2,172	4,049
2023 Population Age 55-59	359	2,172	4,346
2023 Population Age 60-64	422	2,399	4,744
2023 Population Age 65-69	432	2,417	4,562
2023 Population Age 70-74	363	1,911	3,708
2023 Population Age 75-79	277	1,309	2,580
2023 Population Age 80-84	241	929	1,732
2023 Population Age 85+	448	1,096	1,844
2023 Population Age 18+	5,903	31,723	58,550
2023 Median Age	40	38	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,098	\$54,557	\$55,435
Average Household Income 25-34	\$79,669	\$74,698	\$72,866
Median Household Income 35-44	\$81,446	\$70,916	\$69,234
Average Household Income 35-44	\$99,538	\$90,840	\$87,194
Median Household Income 45-54	\$81,613	\$67,020	\$66,288
Average Household Income 45-54	\$96,833	\$88,638	\$85,339
Median Household Income 55-64	\$67,024	\$57,014	\$55,854
Average Household Income 55-64	\$82,208	\$80,517	\$75,226
Median Household Income 65-74	\$59,519	\$54,361	\$52,129
Average Household Income 65-74	\$76,068	\$78,653	\$70,718
Average Household Income 75+	\$51,282	\$54,734	\$52,042

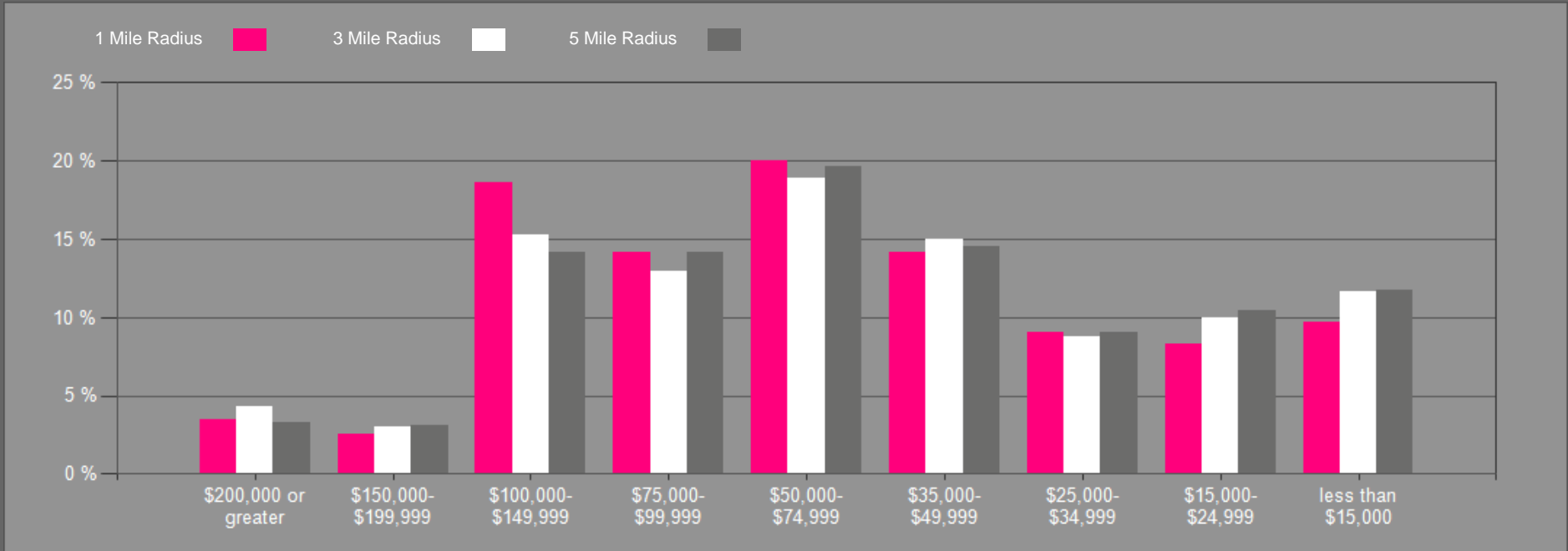
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	472	2,757	4,876
2028 Population Age 35-39	531	3,149	5,499
2028 Population Age 40-44	487	2,914	5,152
2028 Population Age 45-49	395	2,518	4,613
2028 Population Age 50-54	341	2,063	3,866
2028 Population Age 55-59	351	2,061	3,927
2028 Population Age 60-64	344	1,993	3,996
2028 Population Age 65-69	405	2,185	4,309
2028 Population Age 70-74	407	2,140	4,104
2028 Population Age 75-79	334	1,592	3,069
2028 Population Age 80-84	253	1,049	2,054
2028 Population Age 85+	451	1,146	1,974
2028 Population Age 18+	5,827	31,380	57,995
2028 Median Age	42	39	40

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,806	\$59,339	\$59,882
Average Household Income 25-34	\$89,243	\$83,348	\$80,830
Median Household Income 35-44	\$87,516	\$79,331	\$77,598
Average Household Income 35-44	\$111,219	\$105,372	\$100,402
Median Household Income 45-54	\$87,591	\$75,596	\$75,000
Average Household Income 45-54	\$108,613	\$99,779	\$96,513
Median Household Income 55-64	\$73,732	\$61,859	\$61,467
Average Household Income 55-64	\$92,659	\$88,382	\$84,570
Median Household Income 65-74	\$63,167	\$58,375	\$55,968
Average Household Income 65-74	\$84,533	\$87,794	\$79,174
Average Household Income 75+	\$56,956	\$63,282	\$60,227

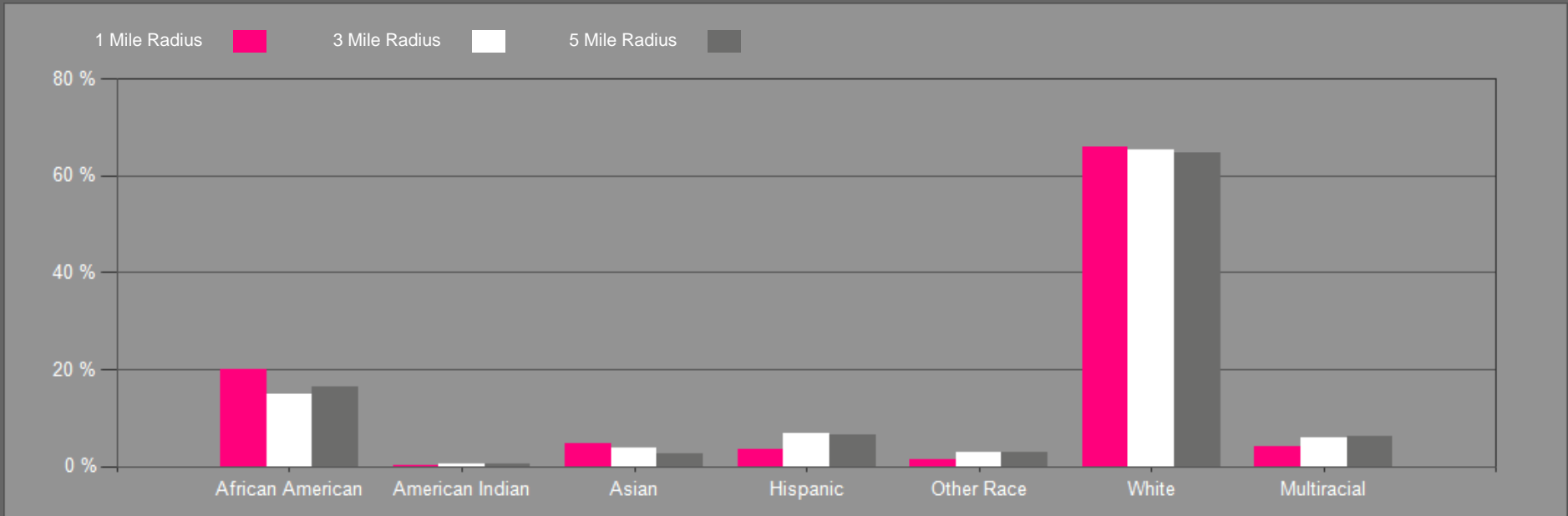




## 2023 Household Income



## 2023 Population by Race

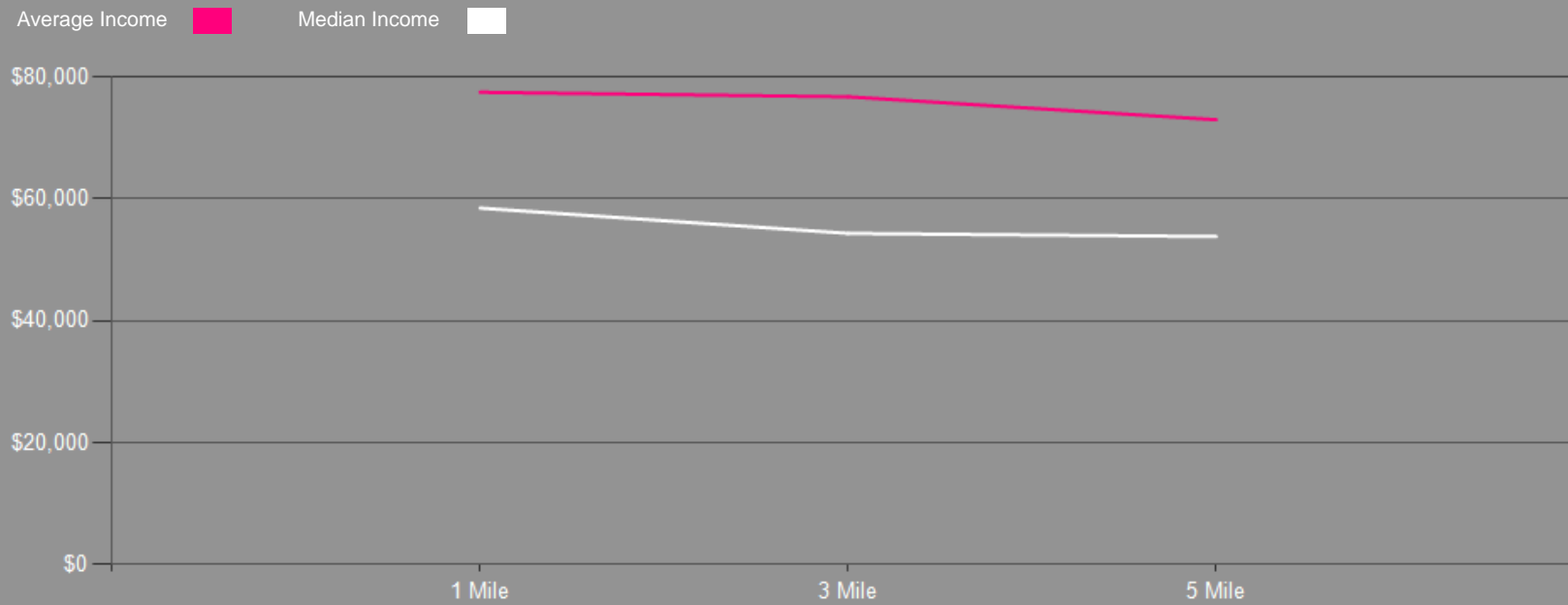




## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median





# 305 E San Marnan Drive

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