

# FOR SALE - RED OAK LAND

1205 N BROADWAY STREET, RED OAK, IA 51566

LAND | 3.87 ACRES | \$550,706



COMMERCIAL REAL ESTATE SERVICES

## PRESENTED BY:

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## PROPERTY DESCRIPTION

This 3.87 AC site faces N. Broadway and bordered by West Oak and West Bridge Streets. This lot can be divided into 2 lots; Lot 1: 2.16 AC and Lot 2: 1.71 AC.

## PROPERTY HIGHLIGHTS

- Located adjacent to the newly built Family Dollar/Dollar Tree Building
- Direct access, via a shared driveway with Family Dollar/Dollar Tree, to N. Broadway Street
- Perfect location for QSR, convenient store or other service-oriented users

## LOCATION DESCRIPTION

Red Oak, IA is the home to the Montgomery County Building. Recent population count is 5,500.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$550,706
<b>Lot Size:</b>	3.87 Acres

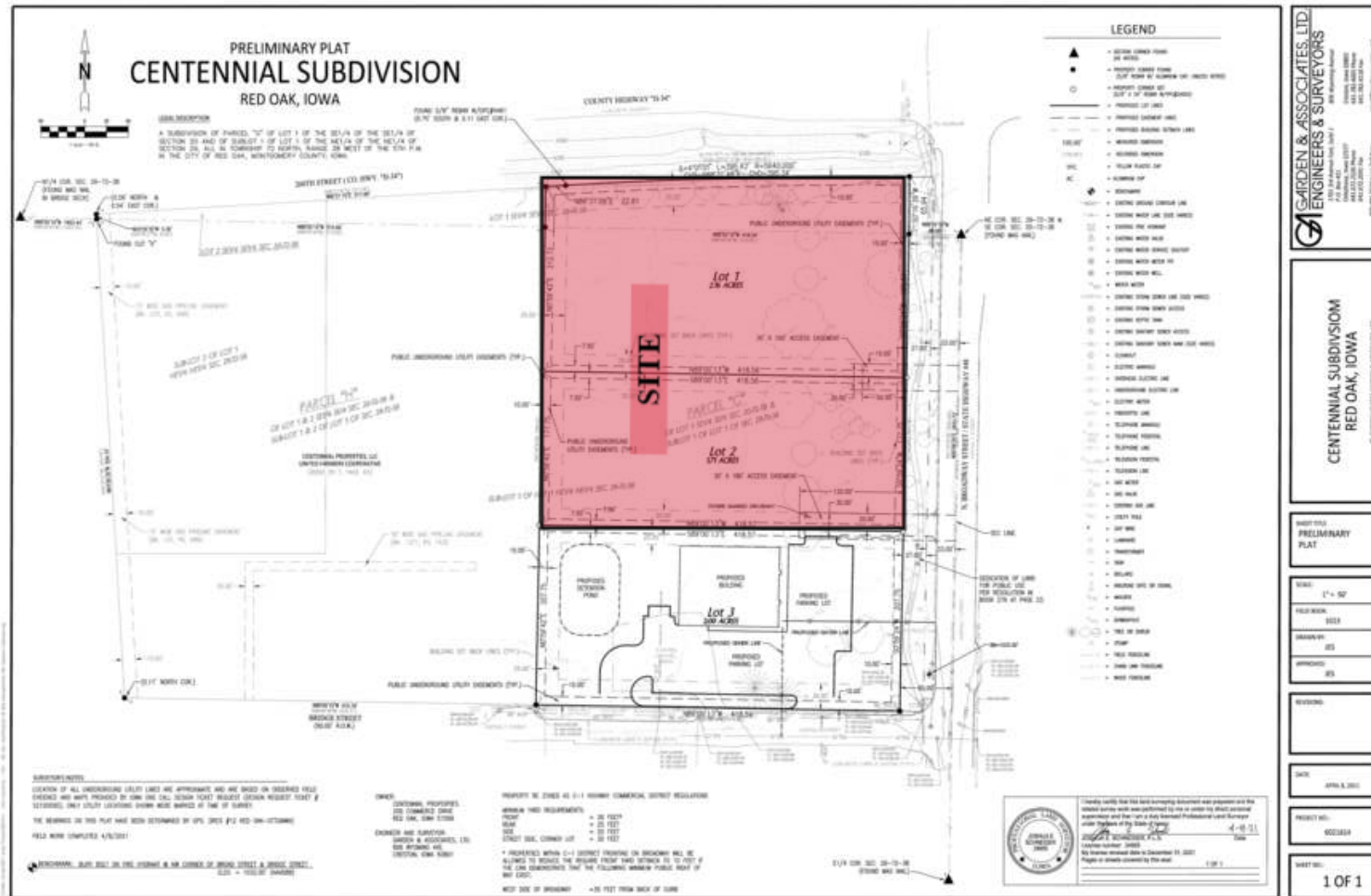
## CONTACT

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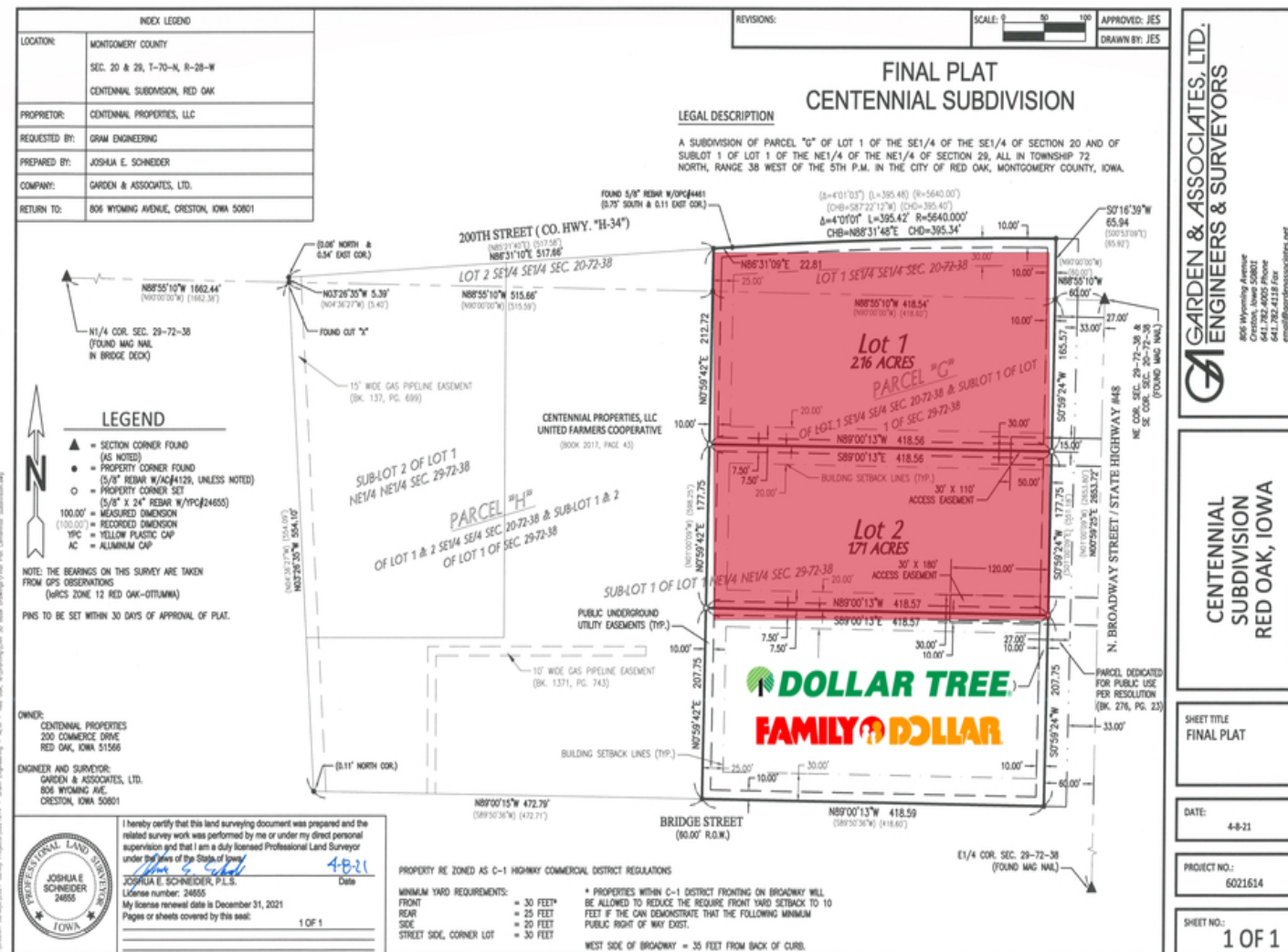


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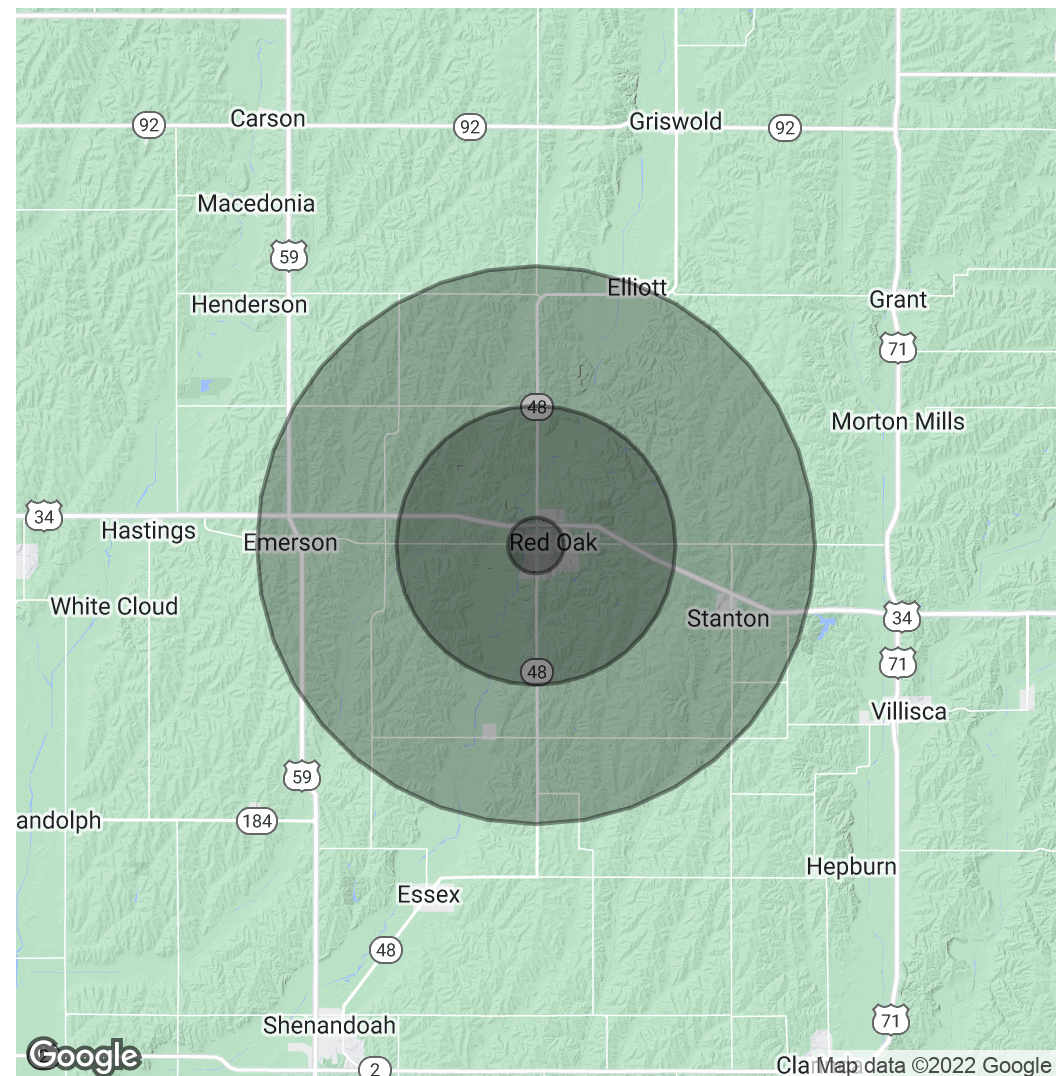
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,872	8,511	11,537
Average Age	43.6	43.7	44.0
Average Age (Male)	40.5	41.2	42.2
Average Age (Female)	47.7	46.8	46.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	786	3,544	4,792
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$41,847	\$45,941	\$48,189
Average House Value		\$103,424	\$103,883

\* Demographic data derived from 2010 US Census



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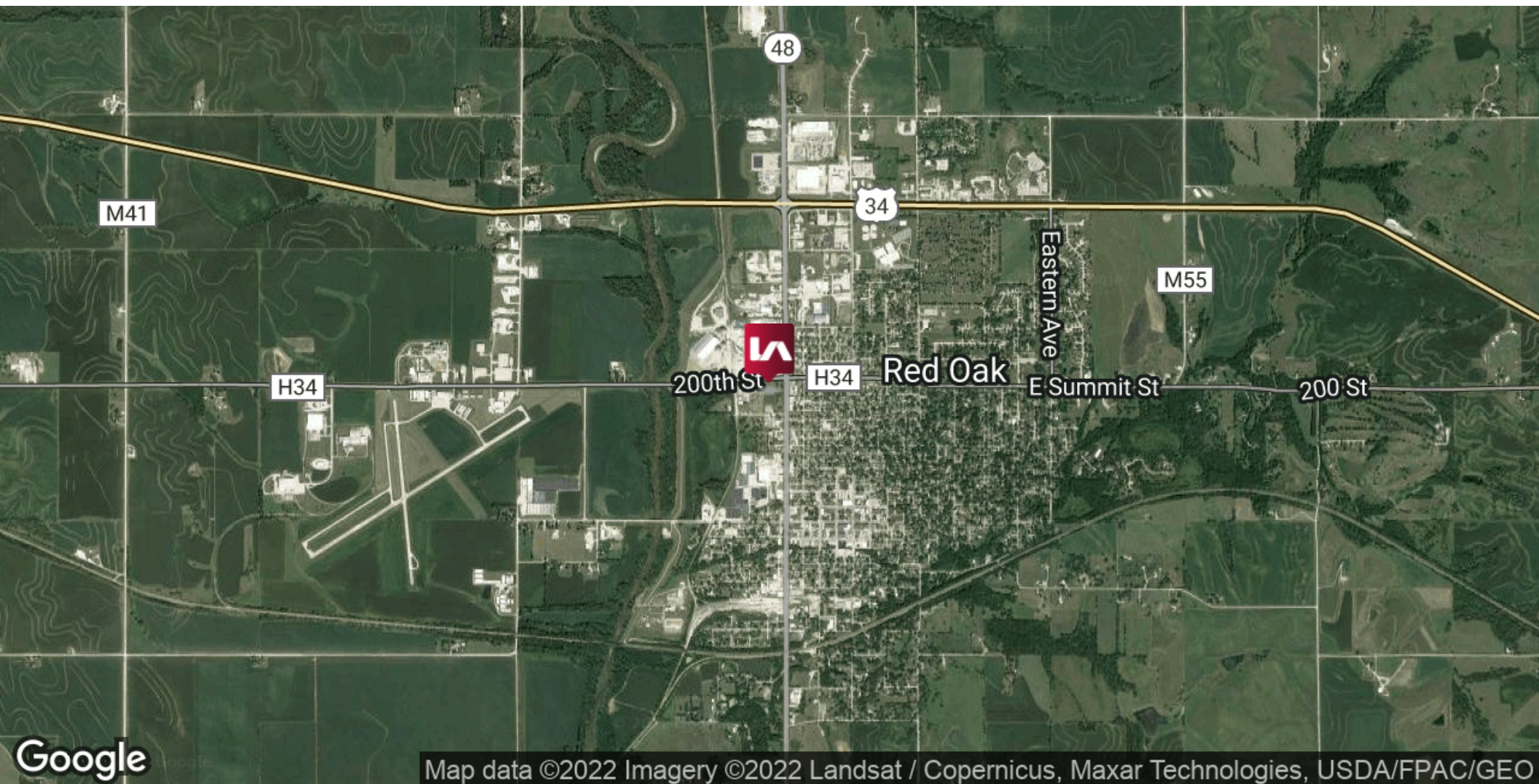
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