

# HIGH VISIBILITY ENDCAP RETAIL FOR LEASE

3020 US-61 | Muscatine, Iowa



## OVERVIEW

Rare opportunity in a highly visible retail location with strong co-tenancy. Situated along the primary retail corridor, this available space for lease boasts strong traffic counts on one of the region’s busiest retail thoroughfares. Prominent exposure to U.S. Highway 61 traffic with full access shared with Walmart across the street. Strong daytime population along both the highway retail node and Center St corridor which features Muscatine Mall and Muscatine Community College. Located in a dense employment node with major employers nearby. Don’t miss the opportunity for retail synergy and consumer draw; join the strong national co-tenants Starbucks and Great Clips in Muscatine, Iowa.

## DEMOGRAPHICS

ESRI 2025	3 mile	5 mile
Population	18,725	26,667
Avg. HH Income	\$87,470	\$88,266

## FEATURES

- 3,560 SF
- Available Immediately
- Starbucks and Great Clips are co-tenants
- Asking Rent is Negotiable

## FOR MORE INFORMATION:

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BUYERS REALTY INC.

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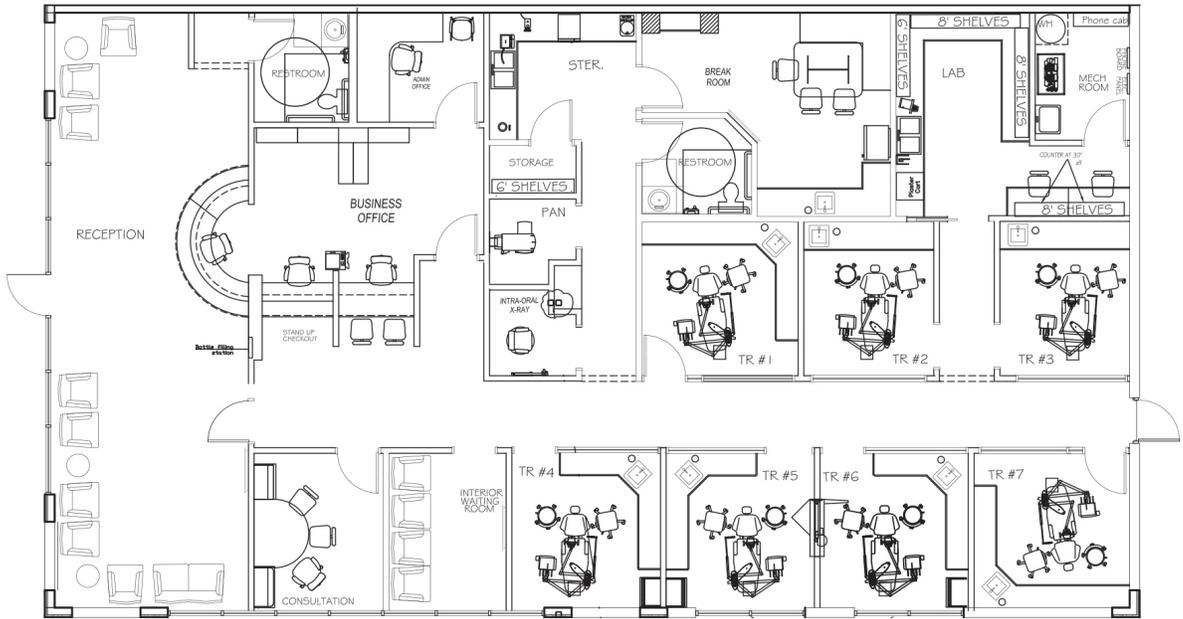


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