

# 1513 2ND AVE. NORTH

1513 2ND AVE. NORTH, FORT DODGE, IA 50501

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

The area surrounding 1513 2nd Ave. North in Fort Dodge presents an attractive location for prospective retail or strip center tenants. The property benefits from its close proximity to a bustling commercial district, with a variety of local shops, inviting dining options, and entertainment venues, ensuring a vibrant atmosphere with consistent foot traffic. Additionally, nearby attractions such as Kennedy Park and the Blanden Memorial Art Museum contribute to the area's appeal, attracting both residents and visitors. With its strong community engagement, favorable demographics, and convenient access to major roadways, the location offers an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse consumer needs of the Fort Dodge market.

### PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location
- Adaptable space for efficient floor planning
- Ideal for a variety of retail or commercial uses

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	6
Available SF:	2,007 - 9,866 SF
Building Size:	31,194 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,699	10,000	12,212
Total Population	9,270	20,575	26,241
Average HH Income	\$49,964	\$54,247	\$56,729

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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ADDITIONAL PHOTOS



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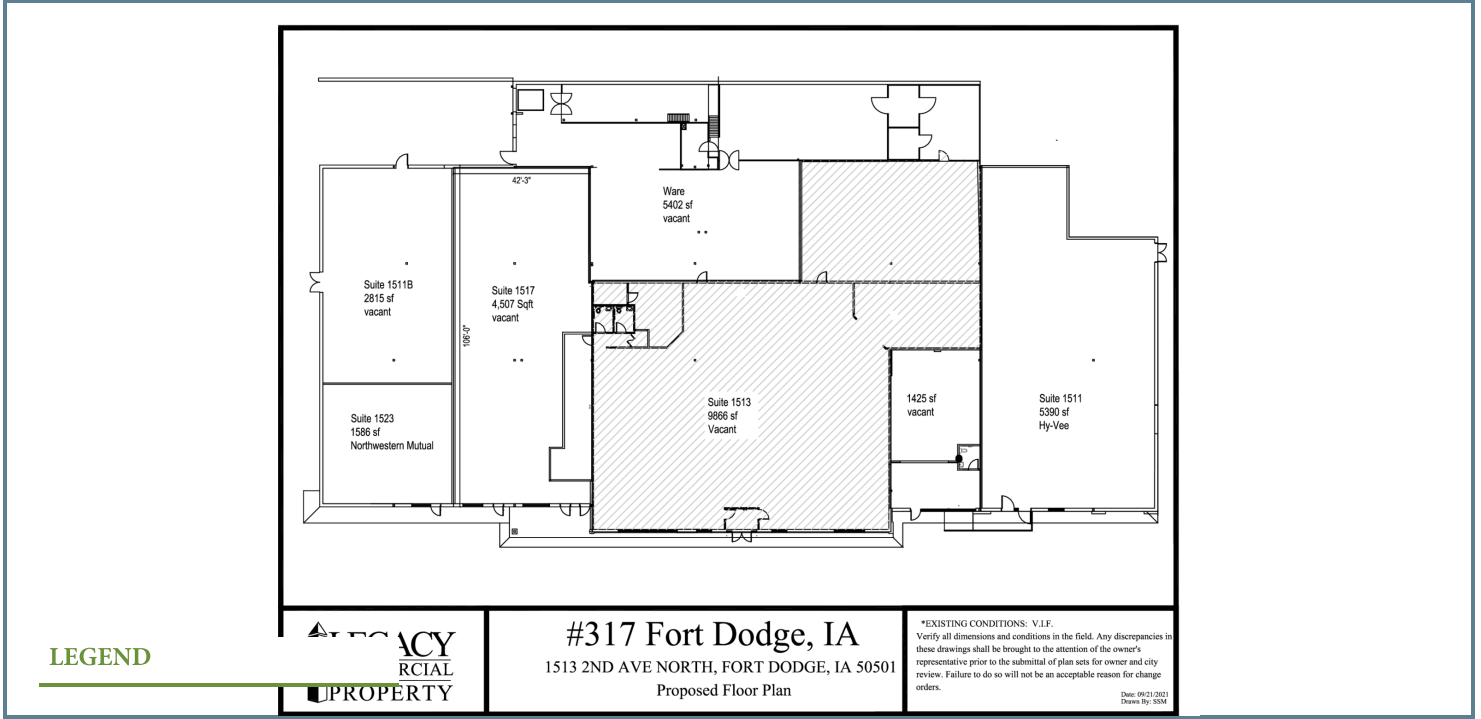
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,007 - 9,866 SF	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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## RETAILER MAP



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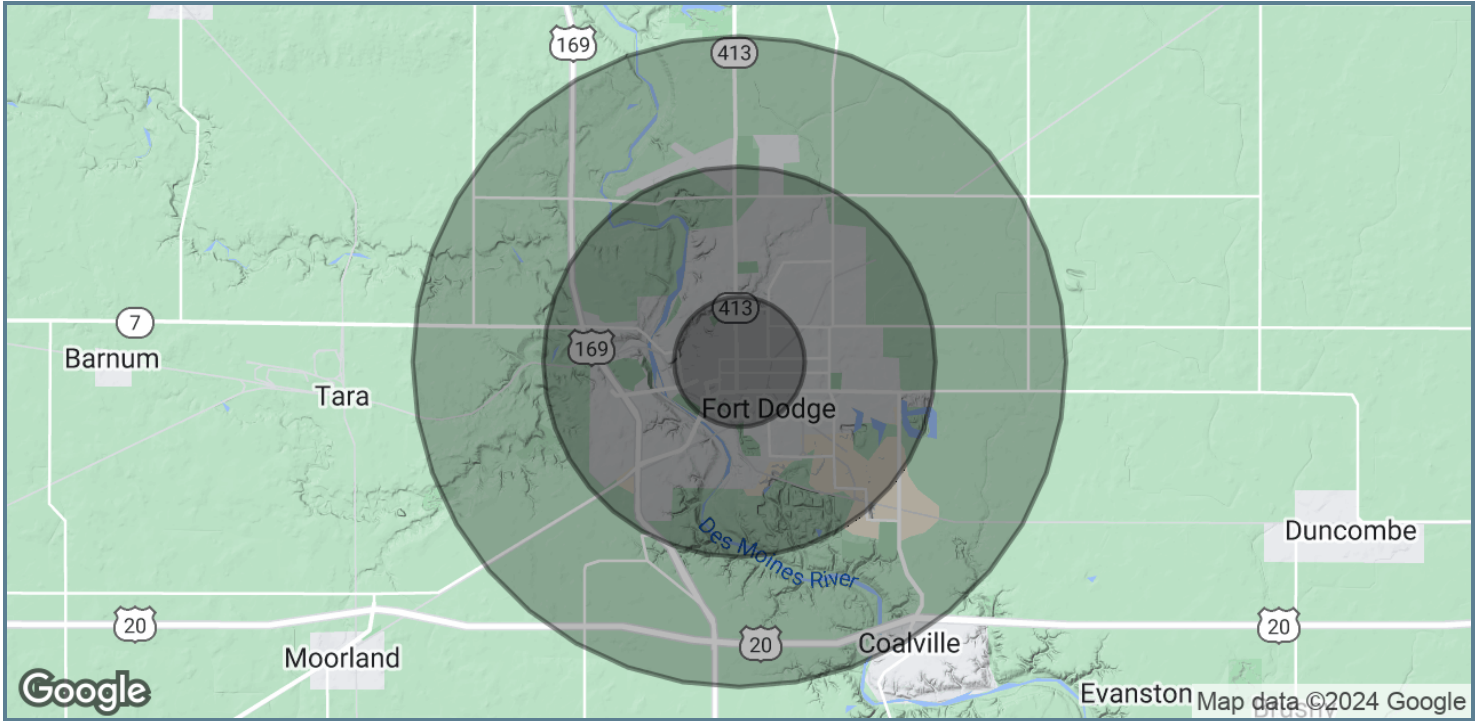
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,270	20,575	26,241
Average Age	35.4	37.2	37.7
Average Age (Male)	36.2	34.8	35.4
Average Age (Female)	35.5	40.2	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,699	10,000	12,212
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$49,964	\$54,247	\$56,729
Average House Value	\$91,484	\$99,573	\$106,921

2020 American Community Survey (ACS)

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