



**FOR LEASE**

## 701 SUMNER AVE

Humbolt, Iowa

**1,007 SF - 2,620 SF**

### PROPERTY HIGHLIGHTS

**1,007 - 2,620 SF Available**

**Lease Rate: Negotiable**

Professional office space available on 2nd floor

Excellent downtown location

Flexible floor plan

Parking in close proximity



#### **DUSTIN WHITEHEAD, CCIM**

Senior Vice President

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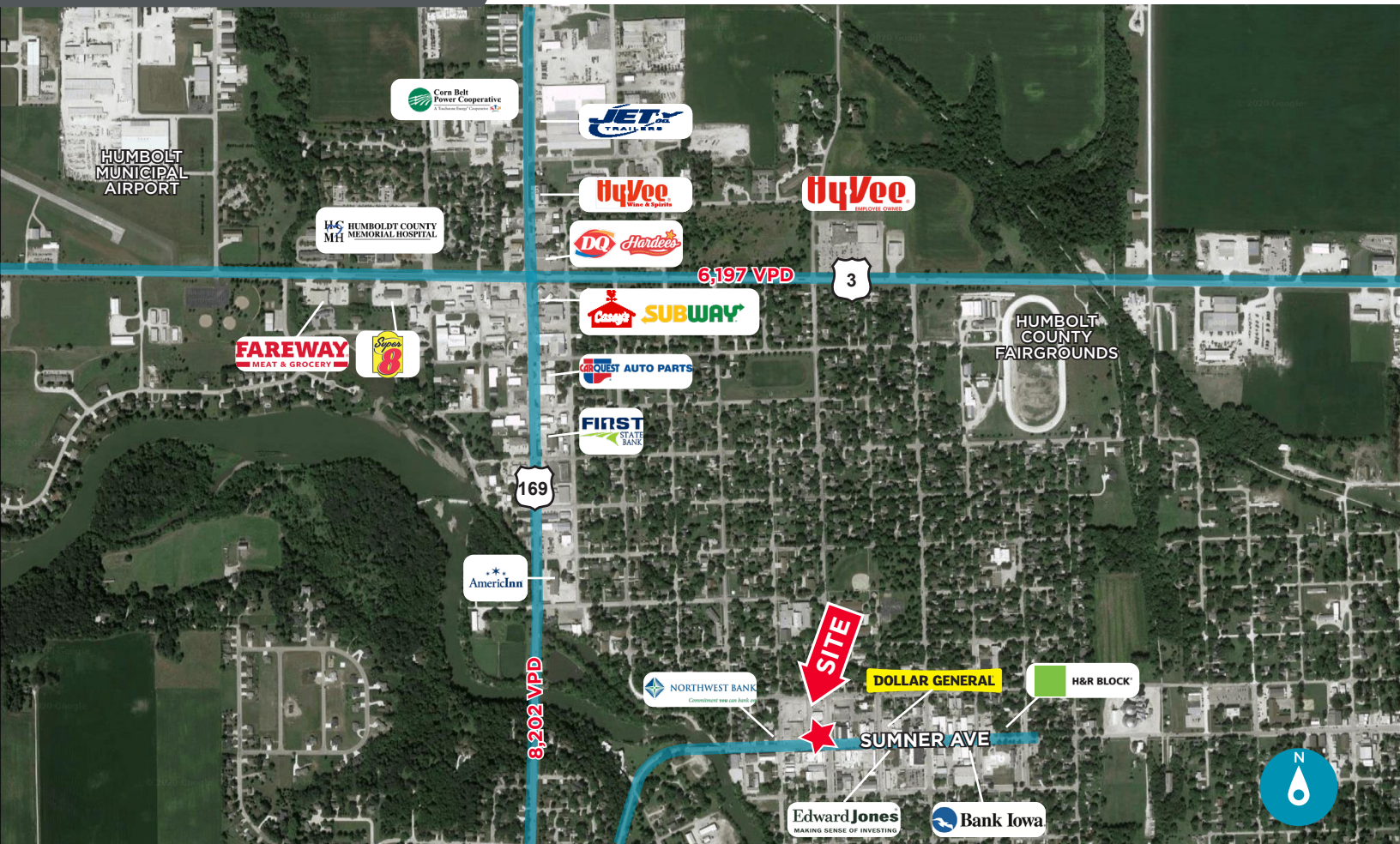
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Humbolt, Iowa

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## RETAIL AERIAL



### Demographics

	3 Mile	5 Mile	10 Mile
Population	5,896	6,382	8,704
Daytime Population	5,262	5,741	6,526
AVG. HH Income	\$75,286	\$75,428	\$77,575
Total Households	2,675	2,884	3,851

### Traffic Counts

HWY 3:	6,197 VPD
HWY 169:	8,202 VPD

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