

FOR SALE

# 980 73RD ST

980 73RD ST WINDSOR HEIGHTS, IA 50324

# 980



## PROPERTY DESCRIPTION

Explore this potential prime property located in the coveted Windsor Heights area. Boasting a .975 acre just seconds away from interstate 235, this investment opportunity presents a strong foundation for a retail venture. This property offers an opportunity for modern potential. Zoned CC for commercial use, the location provides a flexible canvas for retail development. Positioned in the heart of Windsor Heights, this property capitalizes on high visibility and accessibility, making it an ideal choice for a retail investor seeking to establish a lasting presence in a thriving community.

## PROPERTY HIGHLIGHTS

- .975 acres
- Zoned CC
- Access to Interstate 235
- Great visibility

## OFFERING SUMMARY

<b>Sale Price:</b>	\$750,000
<b>Lot Size:</b>	0.975 Acres

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	92	1,140	4,455
<b>Total Population</b>	176	2,230	9,512
<b>Average HH Income</b>	\$69,150	\$74,997	\$89,053



**ROY JENSEN**

515.803.2895

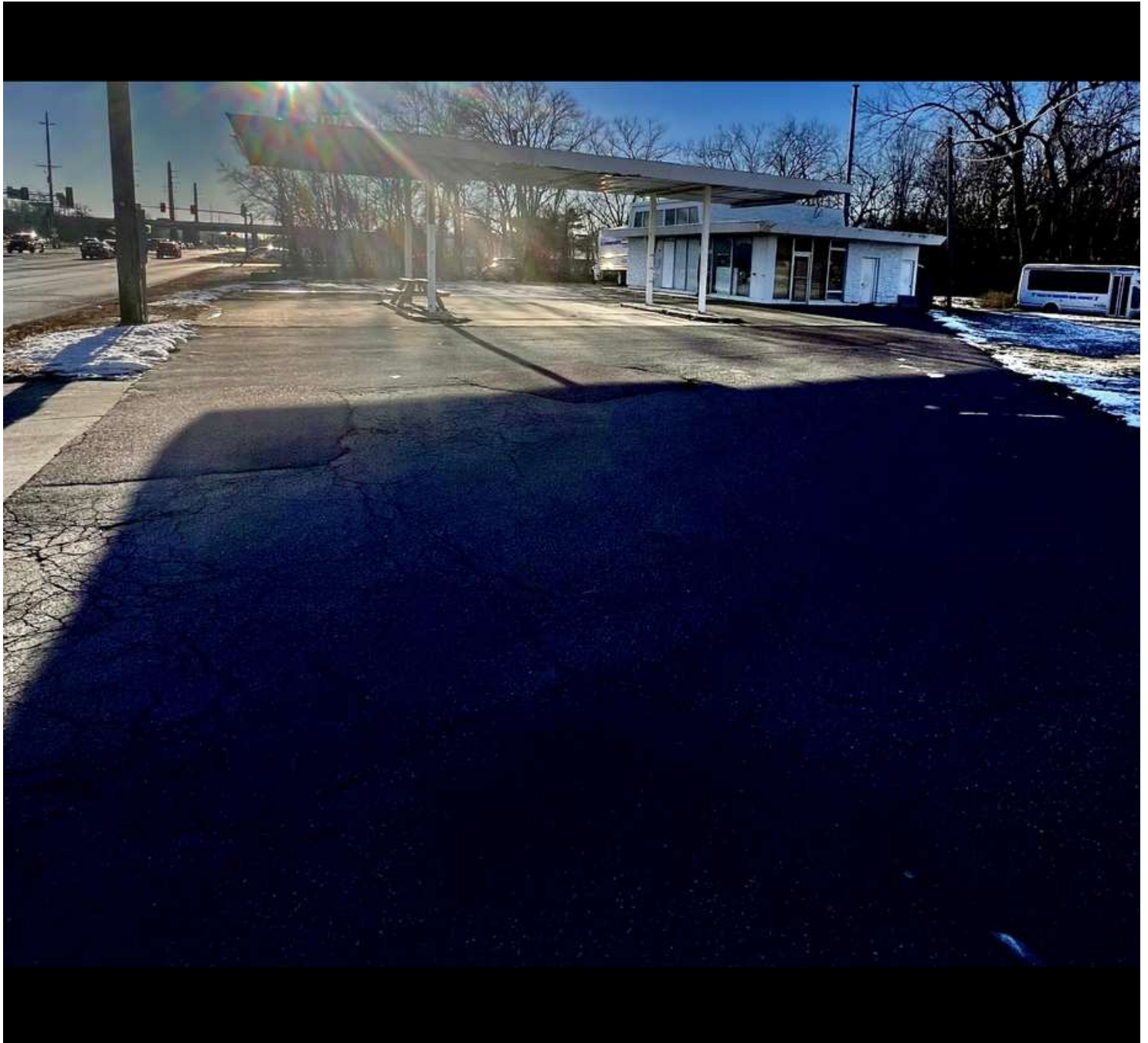
roy@fergusoncres.com

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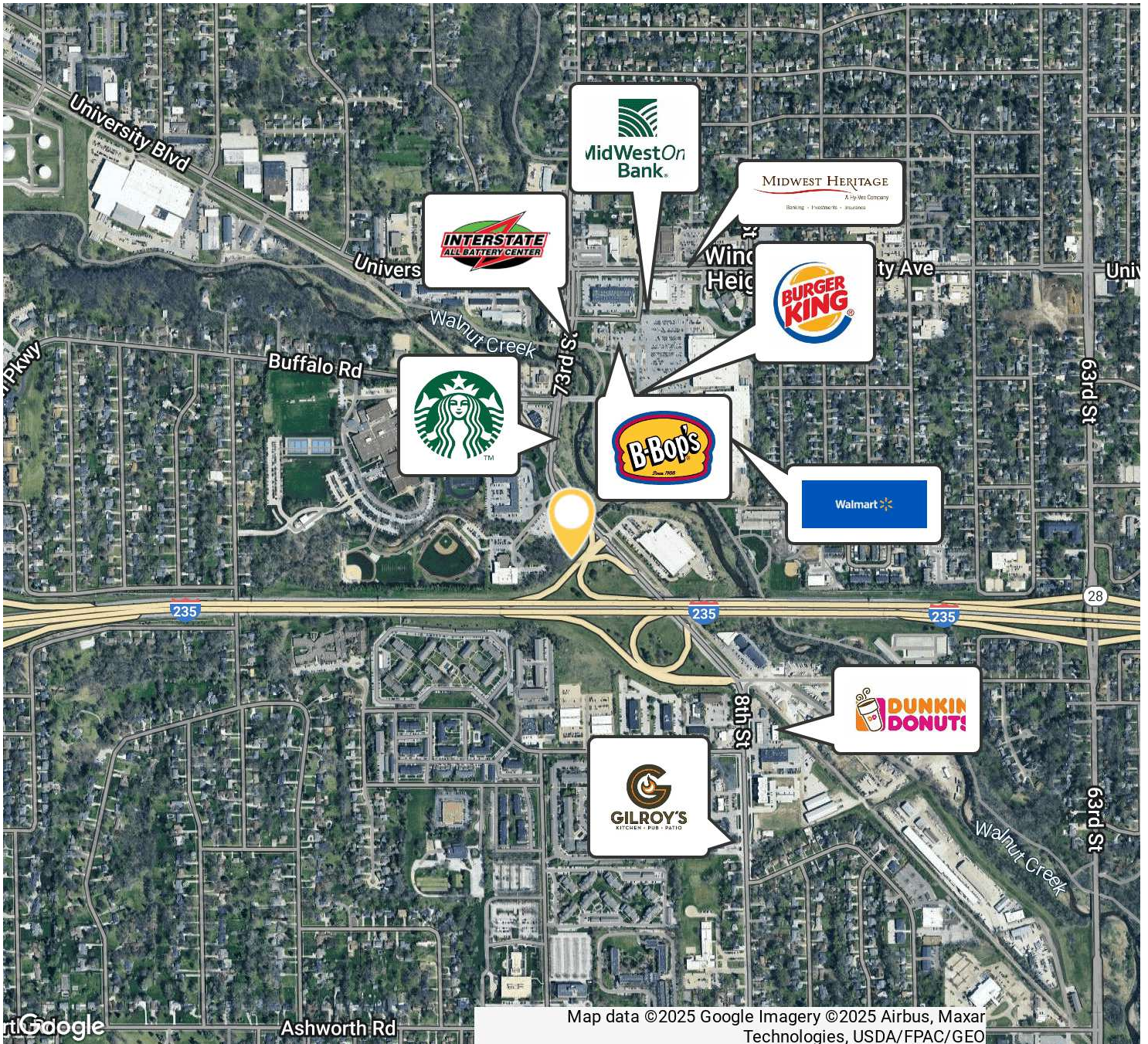
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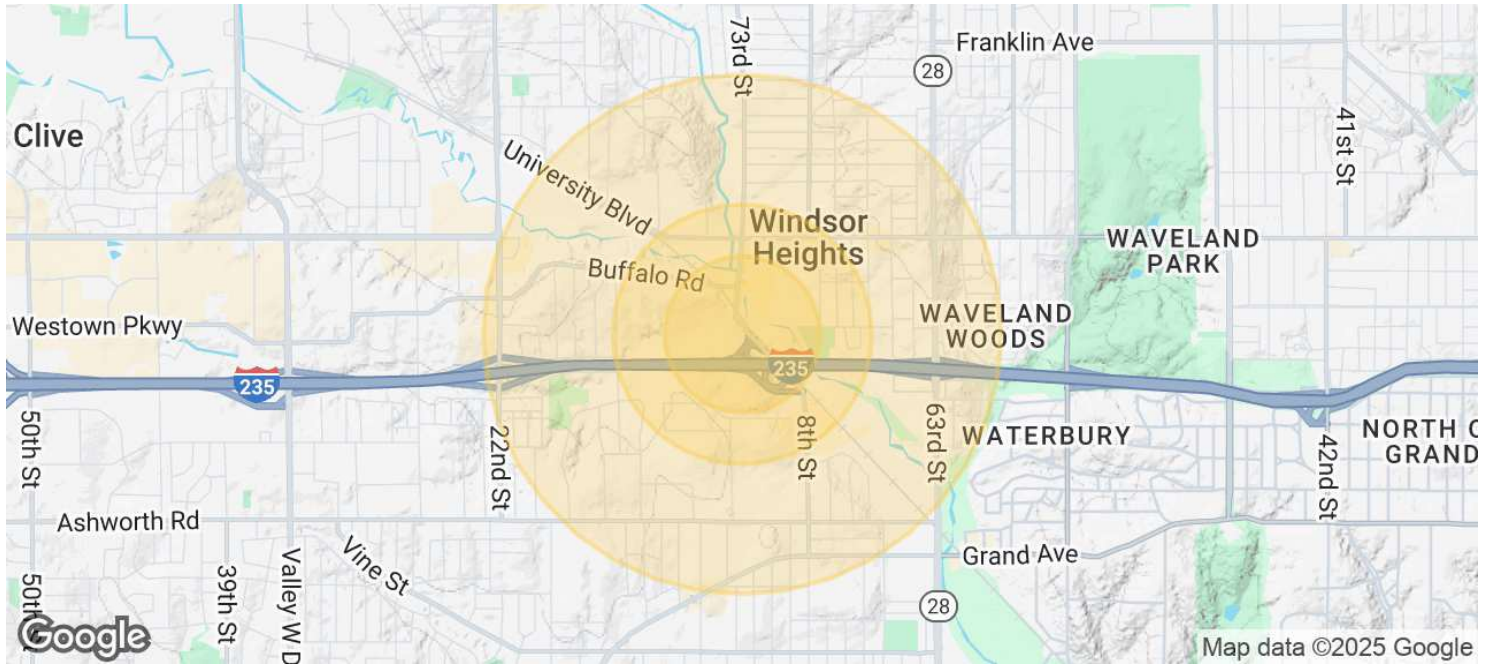
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	176	2,230	9,512
Average Age	40	40	41
Average Age (Male)	38	38	39
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	92	1,140	4,455
# of Persons per HH	1.9	2	2.1
Average HH Income	\$69,150	\$74,997	\$89,053



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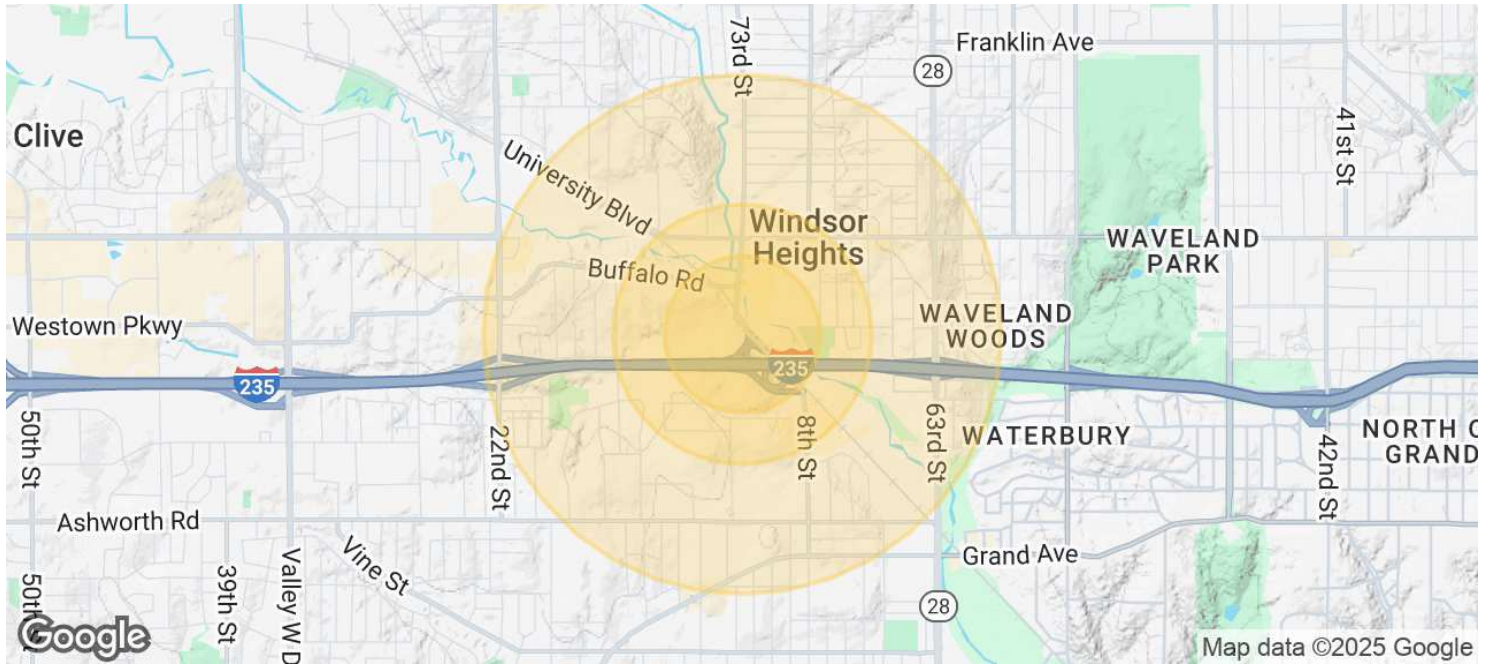
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## Average House Value

\$264,762

\$248,519

\$259,085

*Demographics data derived from AlphaMap*



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