

FOR SALE

BUSINESS RELOCATING
AVAILABLE Q1 2025

232 E 1ST STREET
MONTICELLO / IOWA, 52310



**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

RYAN FITZPATRICK

Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE

Associate
+1 641 226 9983
pridge@iowaca.com

THEISEN'S

HOME • FARM • AUTO

THEISEN'S

**SUMMER SAVINGS
ARE HERE**

More For You



232 E 1ST STREET
MONTICELLO, IA 52310

FOR SALE

BUILDING: \$450,000 | \$41.40 PSF

LOTS FOR SALE: \$35,000

PARCELS: 022710004 & 0227103005

PROPERTY FEATURES

- **Prime Location:** Downtown Monticello with high foot traffic and excellent visibility. Surrounded by a mix of local shops, restaurants and essential services, your business will benefit from a vibrant and local customer base.
- **Spacious Layout:** With 10,868 SF of versatile space, the building can easily accommodate various retail formats. The open floor plan makes it easy to tailor the space to your specific needs.
- **Investment Potential:** With Monticello's growth this property presents a rare investment opportunity. Whether to expand your current business or start a-new, this location offers the ideal platform for success.
- **Restricted Uses:** % Sales of any competitive good to Theisen's
- **Theisen's Home, Farm & Auto** relocating; reach out to Listing Broker for more information

Building Size: 10,868 SF

Site Area: 0.27 AC

Year Built: 1900

Year Renovated: 2001

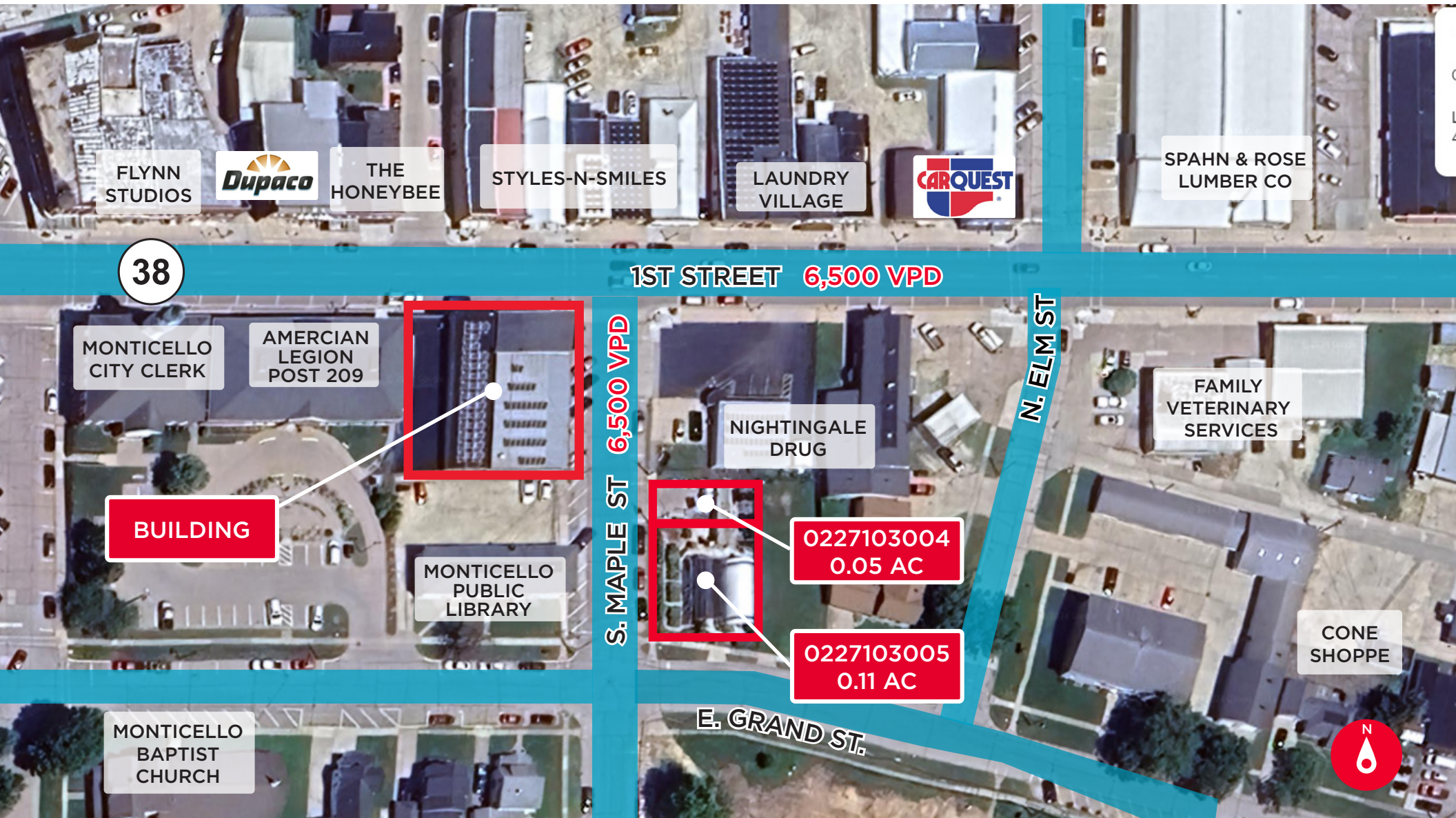
Zoning: Commercial



PHOTOS



AERIAL SITE MAP



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AERIAL RETAIL MAP



GREAT JONES
COUNTY FAIR
GROUNDS

CARPENTER
ELEMENTARY
SCHOOL

FAREWAY
MEAT & GROCERY

DOLLAR TREE

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,751	4,973	5,646
AVG HH INCOME	\$91,162	\$93,820	\$94,897
TOTAL HOUSEHOLDS	1,605	2,116	2,347
DAYTIME POPULATION	2,046	2,672	2,815

HuVee
Dollar
Fresh

LA HACIENDA
MEXIAN

SUBWAY

Pizza Ranch

Casey's

DOLLAR GENERAL

MONTICELLO
MIDDLE & HIGH
SCHOOL

38

N Cedar St
6,500 VPD

3,350 VPD

3,680 VPD

BUS
151
5,100 VPD

3,630 VPD

151

TO
DUBUQUE

TO CEDAR
RAPIDS





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2720 1st Ave NE Suite 212
Cedar Rapids, IA 52402
+1 319 229 1003
iowacommercialadvisors.com

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