

FOR SALE

BUSINESS RELOCATED

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

CHLOE MARZEN

Business Analyst

OLIVIA CHRISTIANSON

Marketing Specialist



232 E 1ST STREET
MONTICELLO, IA 52310

FOR SALE

BUILDING: \$325,000 | \$29.90 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: % of 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

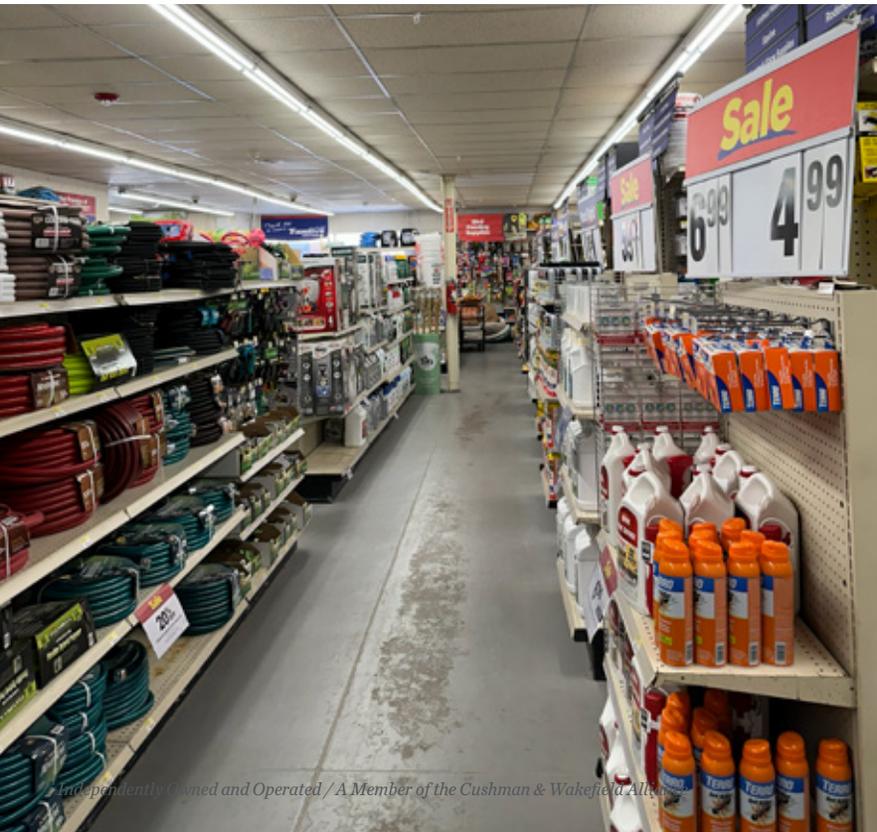
Zoning: Commercial



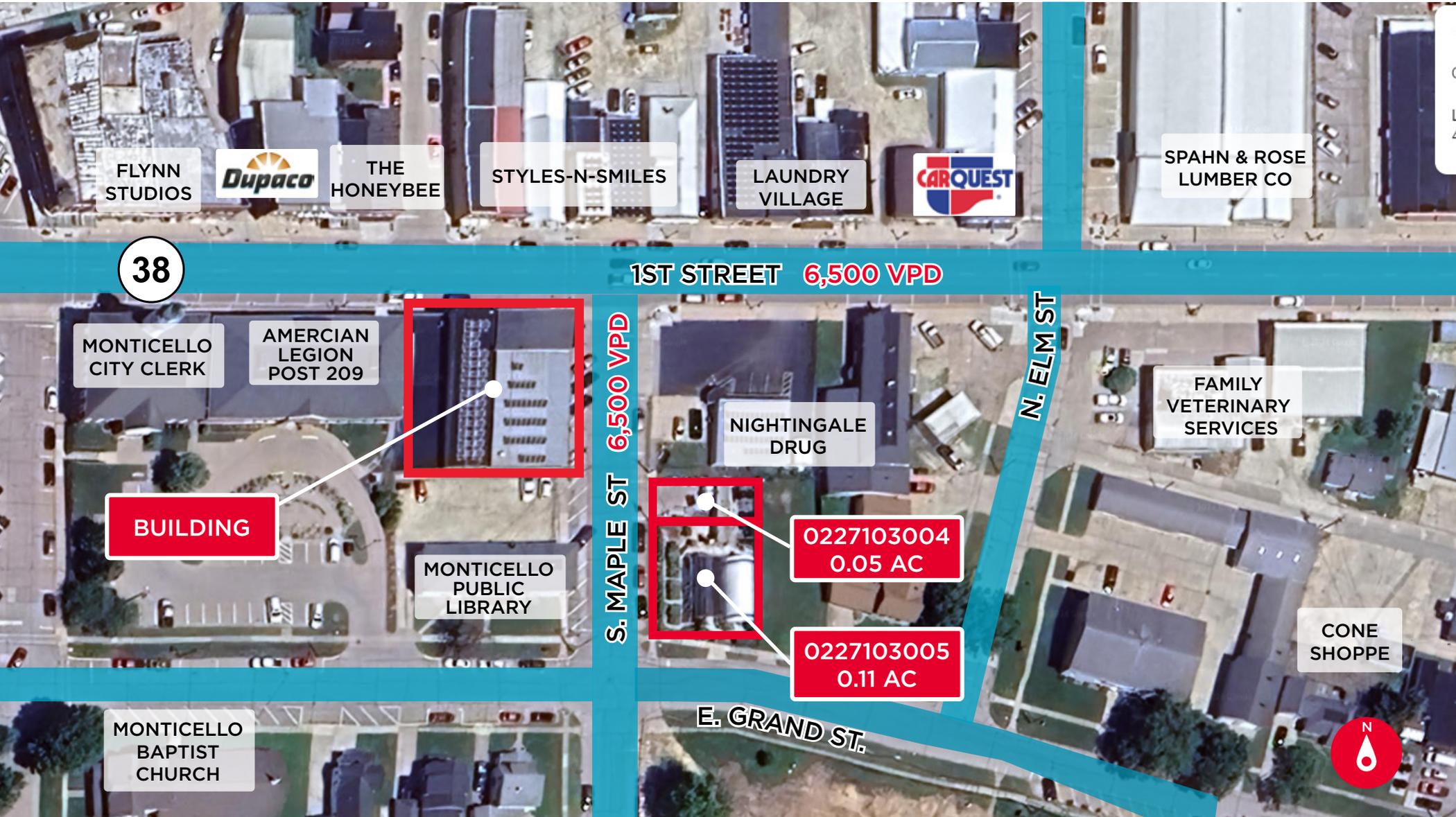
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PHOTOS



AERIAL SITE MAP



AERIAL RETAIL MAP



GREAT JONES COUNTY FAIR GROUNDS

38

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

3,680 VPD

HijVee Dollar Fresh

LA HACIENDA MEXIAN

SUBWAY

Pizza Ranch

Casey's

DOLLAR GENERAL

3,630 VPD

BUS 151

5,100 VPD

MONTICELLO MIDDLE & HIGH SCHOOL

151

TO CEDAR RAPIDS

TO DUBUQUE



3,350 VPD

D62

W 1st St

W 1st St

W 1st St

S Main St

N Cedar St

6,500 VPD

Oak St

3,630 VPD

38

U.S. Highway 151



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

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