

# FOR LEASE

## ALGONA PLAZA

1500 N. HWY 169 | ALGONA, IA 50511



### Building information

|                       |                   |                 |                  |
|-----------------------|-------------------|-----------------|------------------|
| Type of Listing:      | Retail for Lease  | Intersection:   | HWY 18 & HWY 169 |
| Lease Price:          | \$ASK / PSF       | Submarket:      | Algona, IA       |
| Operating Type:       | NNN               | Construction:   | Block & Metal    |
| Est. Expenses:        | \$3.56 /SF (2025) | Ceiling Height: | 18' – 22'        |
| Total SF Available:   | 7,000 SF          | Heat & A/C:     | Gas & RTU        |
| Building SF:          | 57,701 SF         | Roof:           | Flat             |
| Lot Size:             | 7.35 Acres        | Sprinkler:      | Yes              |
| Year Built/Renovated: | 1978/1991         | Parking Ratio:  | Abundant         |
| Center Type:          | Strip Center      |                 |                  |

### Overview

#### **DRIVE THRU POTENTIAL!**

High performing Hy-Vee anchored retail shopping center in Waverly Iowa, strategically situated in the at the intersection of Highway 18 & Highway 169, the highest density retail corridor in Algona!

Join HyVee, Subway, Anytime Fitness, I Hop, Bomgar's, Pizza Ranch, McDonalds, and many more national, state and local tenants!

|                 |                  |                  |            |
|-----------------|------------------|------------------|------------|
| <u>Suite #:</u> | <u>Available</u> |                  |            |
| Bay 1 - 2       | 2,800 SF         | Length of Lease: | Negotiable |
| Bay 5 – 6       | 2,800 SF         | Rent Escalator:  | Negotiable |
| Bay 7 – 8       | 2,800 SF         | Lease Form:      | Landlord's |

*Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.*

### Contact us

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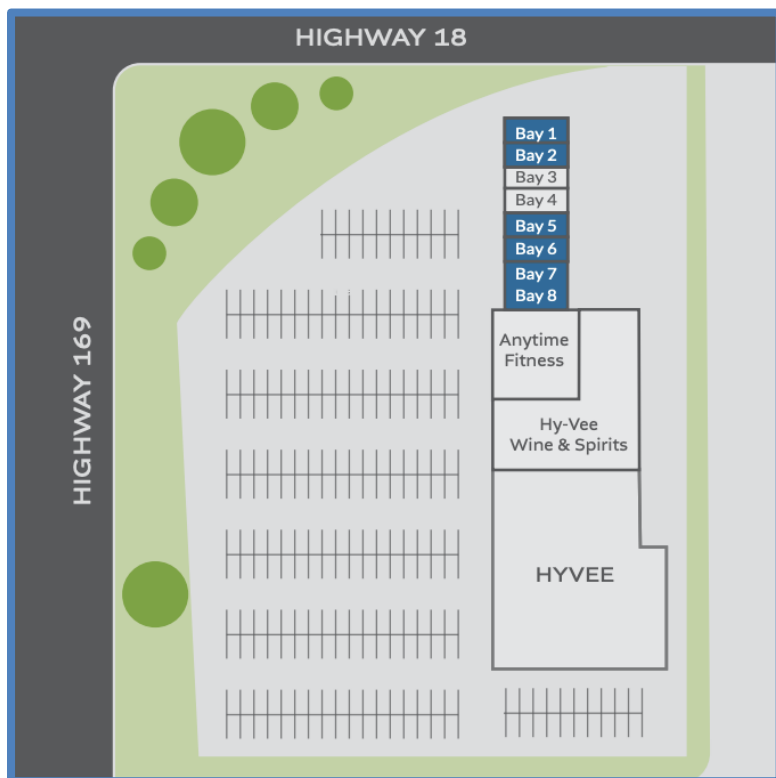
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### Site plan



 VACANT  OCCUPIED

|          |           |                      |
|----------|-----------|----------------------|
| ANCHOR A | 30,001 SF | HY-VEE FOOD          |
| ANCHOR B | 11,500 SF | HYVEE WINE & SPIRITS |
| ANCHOR C | 5,000 SF  | ANYTIME FITNESS      |
| BAY 1-2  | 2,800 SF  | AVAILABLE            |
| BAY 3    | 1,400 SF  | SMOKE WORLD          |
| BAY 4    | 1,400 SF  | SUBWAY               |
| BAY 5-6  | 2,800 SF  | AVAILABLE            |
| BAY 7-8  | 2,800 SF  | AVAILABLE            |

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[Photos | Bay 1 - 2](#)



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## Photos | Bay 5 - 6



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Photos | Bay 7 - 8

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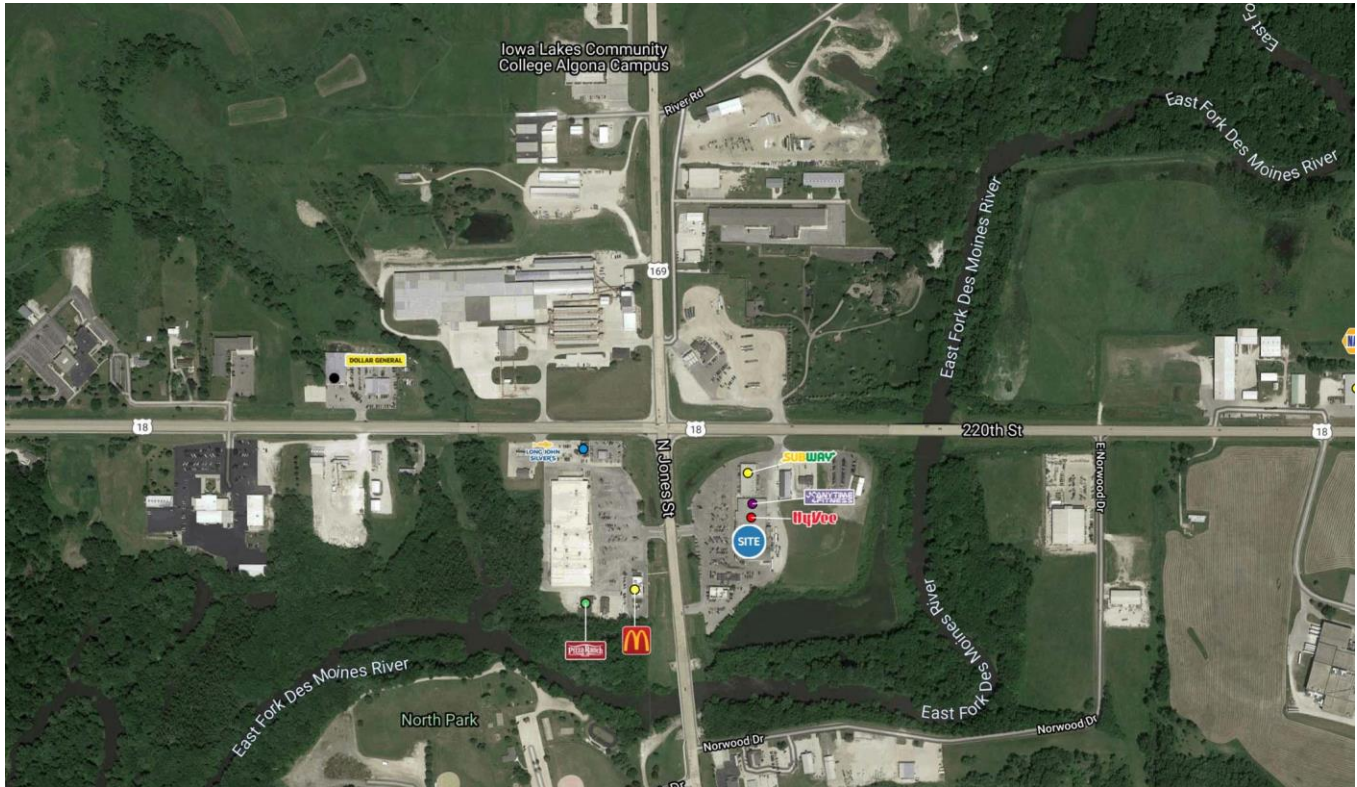
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## Aerial

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