

FOR SALE

LAKE CENTER MALL



1015 N 18TH ST
CENTERVILLE, IA 52544

PROPERTY HIGHLIGHTS:

- ±38,800 SF multi-tenant retail center in Centerville, IA
- ±78% occupancy with stable, long-term tenants including Fridley Theatres (20+yr presence), River Hills Health (15+ysrs), Subway (since 2007)
- Tenants provide essential health services and entertainment to the region
- Iowa Trust Savings ATM pad adds ancillary income
- Upside through leasing vacant in-line retail and warehouse space
- Major capital improvements have already been completed within last 3 years: new roof, parking lot resurfacing, HVAC upgrades
- NOI: ±\$280,000 (±10% Cap Rate)

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