

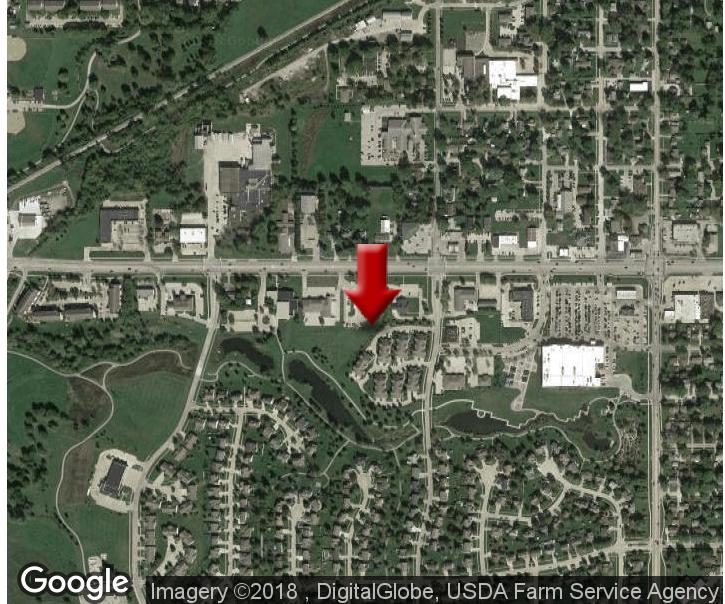
## RETAIL FOR LEASE

550 8th St SW, Altoona, IA 50009



### PROPERTY FEATURES

- 4,000 SF Available - \$15 SF-NNN
- Located along 8th Street - Main East/West Thoroughfare in the city.
- Great Visibility / Street Frontage
- 20' Ceilings
- Rear Overhead Door
- Altoona has grown 33% in the past 10 years with significant new development throughout the area.



**KW COMMERCIAL**  
4001 Westown Parkway  
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite A	Free Standing Building	\$15.00 SF/YR	NNN	4,000 SF	VACANT

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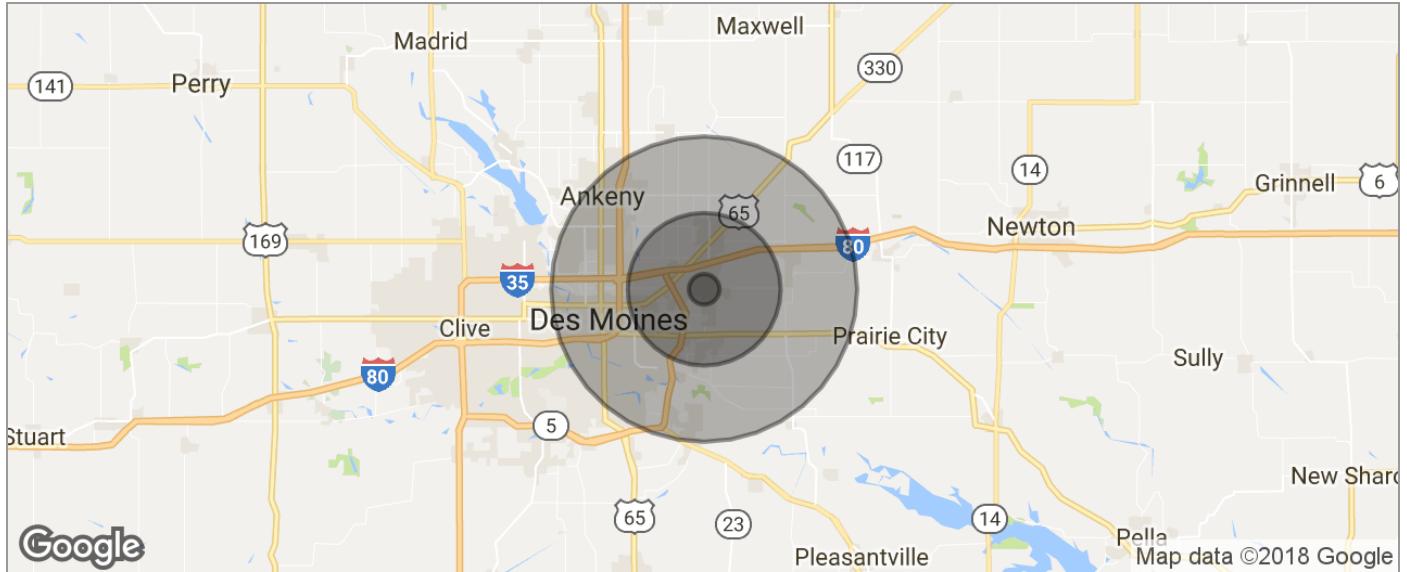
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,294	41,316	152,645
MEDIAN AGE	33.4	35.2	34.9
MEDIAN AGE (MALE)	31.3	33.5	33.6
MEDIAN AGE (FEMALE)	36.0	36.9	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,662	15,874	58,931
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$72,368	\$71,343	\$62,030
AVERAGE HOUSE VALUE	\$162,171	\$172,769	\$140,031
RACE	1 MILE	5 MILES	10 MILES
% WHITE	94.4%	93.2%	85.7%
% BLACK	1.4%	2.2%	4.9%
% ASIAN	1.1%	1.3%	3.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.2%
% OTHER	2.0%	1.7%	3.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	3.5%	4.0%	9.1%

\* Demographic data derived from 2010 US Census

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