

# RETAIL FOR SALE

# FOR SALE

119 And 121 Walnut, Eddyville , IA 52553



## PROPERTY DESCRIPTION

2 properties on Walnut St in Eddyville

119 Walnut is 2075sf built in 1920

121 Walnut is 3200sf built in 1960

## PROPERTY HIGHLIGHTS

- Both sides are being sold together \$280,000.
- This is a turn key
- All appliances
- All Inventory
- Corner Lot

## OFFERING SUMMARY

Sale Price:	\$280,000
Lot Size:	14,520 SF
Building Size:	5,275 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	153	492	752
Total Population	374	1,197	1,837
Average HH Income	\$56,145	\$60,153	\$65,992

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## MICK GROSSMAN

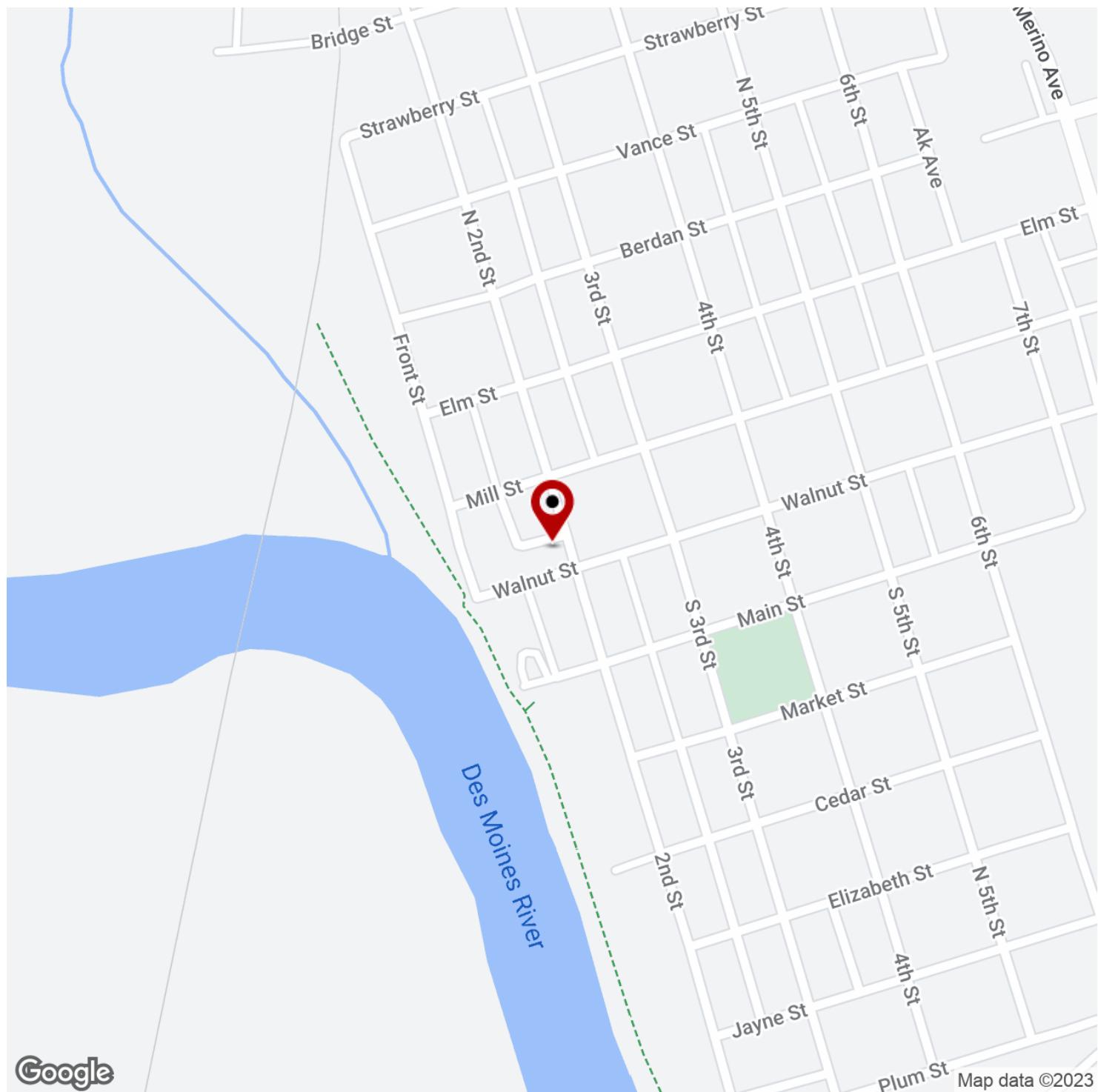
Managing Director  
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4001 Westown Parkway  
West Des Moines, IA 50266

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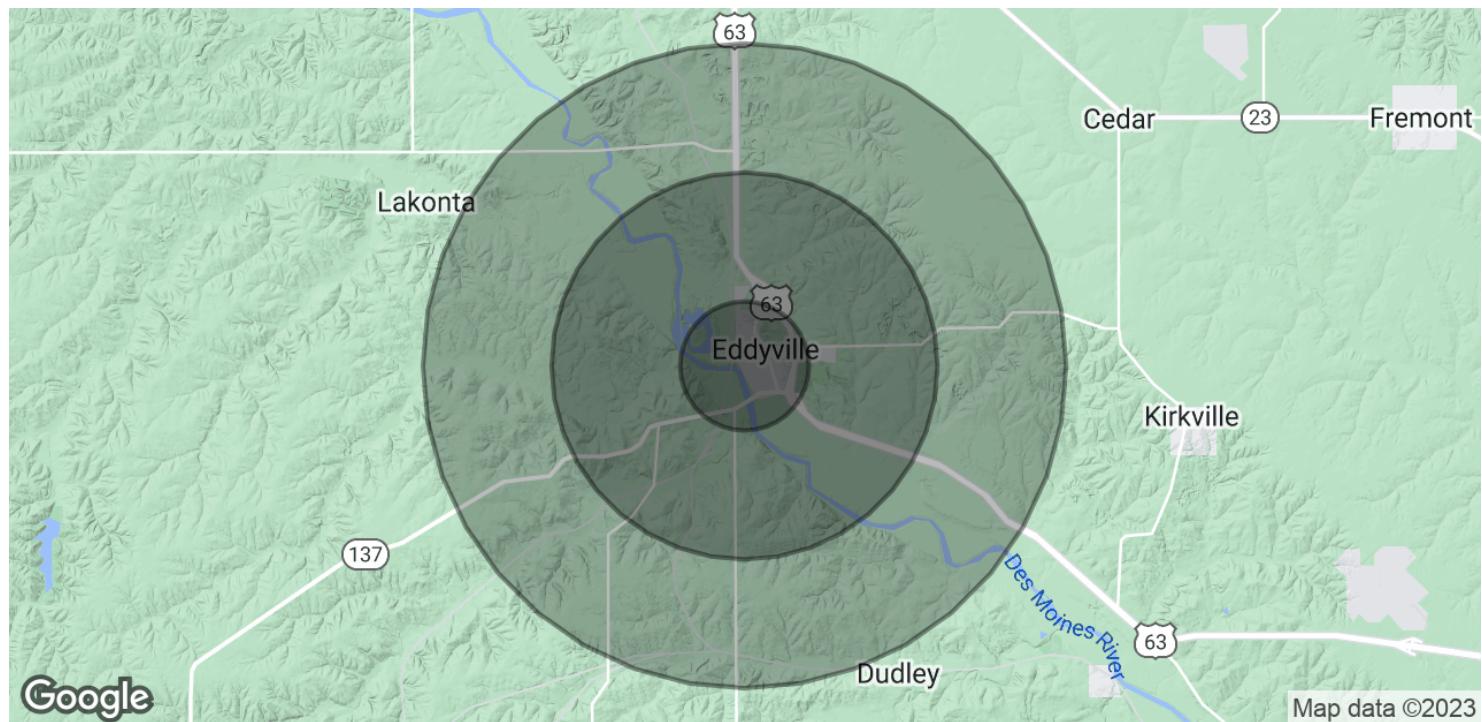
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Each Office Independently Owned and Operated

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	374	1,197	1,837
Average Age	35.0	37.0	39.6
Average Age (Male)	35.9	37.7	40.0
Average Age (Female)	34.0	36.7	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	153	492	752
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$56,145	\$60,153	\$65,992
Average House Value	\$97,732	\$104,782	\$115,204

\* Demographic data derived from 2020 ACS - US Census

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