

# RESTAURANT FOR LEASE OR SALE

3221 Adventureland, Altoona, IA 50009



## PROPERTY DESCRIPTION

Located at the corner of Adventureland Dr. and Hubbell. With 5,000 cars per day. This location is the entrance to Altoona

## PROPERTY HIGHLIGHTS

- Remodeled and addition 2016
- 4,825sf
- 10,000 gallon Grease interceptor
- Patio
- Ample Storage

## OFFERING SUMMARY

Sale Price:	\$2,500,000.00
Lease Rate:	\$12,500.00 per month (NNN)
Available SF:	4,825 SF
Lot Size:	0.631 Acres
Building Size:	4,825 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	232	1,058	2,927
Total Population	662	2,702	7,373
Average HH Income	\$60,073	\$73,679	\$74,987

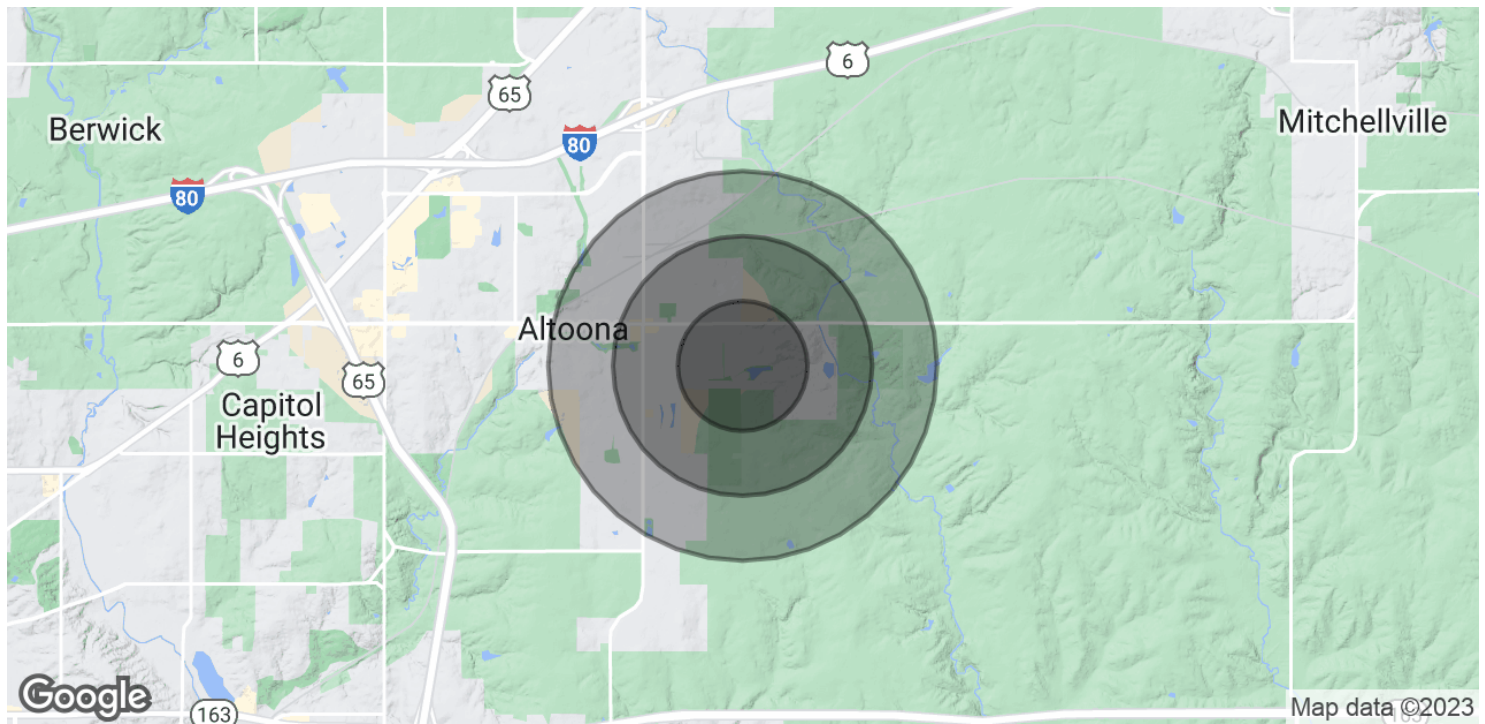
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4001 Westown Parkway  
West Des Moines, IA 50266

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	662	2,702	7,373
Average Age	28.9	32.3	36.2
Average Age (Male)	36.4	36.1	32.9
Average Age (Female)	28.8	32.7	38.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	232	1,058	2,927
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$60,073	\$73,679	\$74,987
Average House Value	\$175,178	\$177,061	\$169,329

*\* Demographic data derived from 2020 ACS - US Census*

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