

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

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

PROPERTY HIGHLIGHTS

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

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

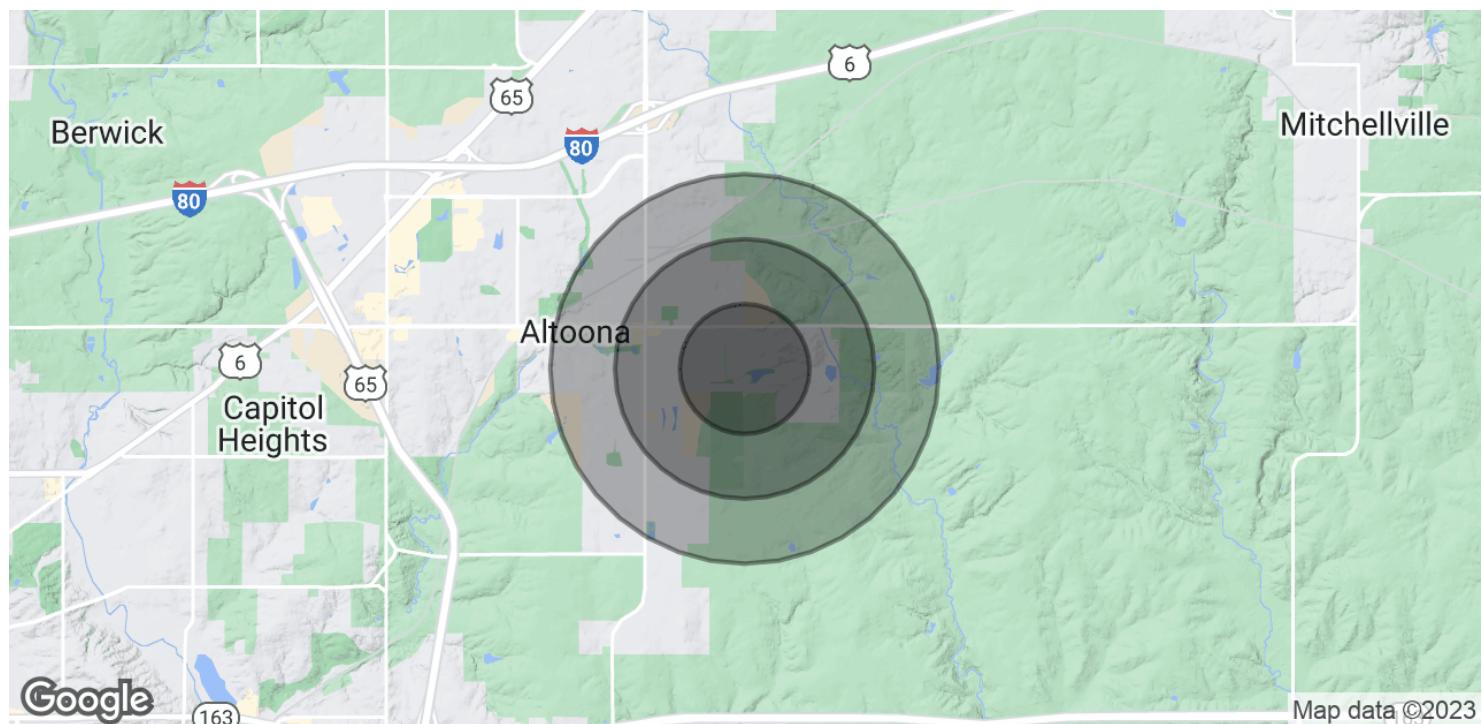
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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
O: 515.771.3299
mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266

RESTAURANT FOR LEASE OR SALE

3221 Adventureland, Altoona, IA 50009



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

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
O: 515.771.3299
mickg@kwcommercial.com

KW COMMERCIAL
4001 Westown Parkway
West Des Moines, IA 50266