

## RETAIL / OFFICE FOR LEASE

# 305 1ST AVE. S.

Altoona, IA 50009



### PROPERTY DESCRIPTION

Located of of historical Main Street in Altoona this office / retail location is now available.

### OFFERING SUMMARY

Lease Rate:	\$1,550.00 per month (Gross)
Number of Units:	1
Available SF:	1,500 SF
Building Size:	1,500 SF

### PROPERTY HIGHLIGHTS

- 1,500sf
- Open showroom
- Storage area
- Frontage

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,454	5,995	7,997
Total Population	8,622	15,651	21,063
Average HH Income	\$85,657	\$87,584	\$87,092

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

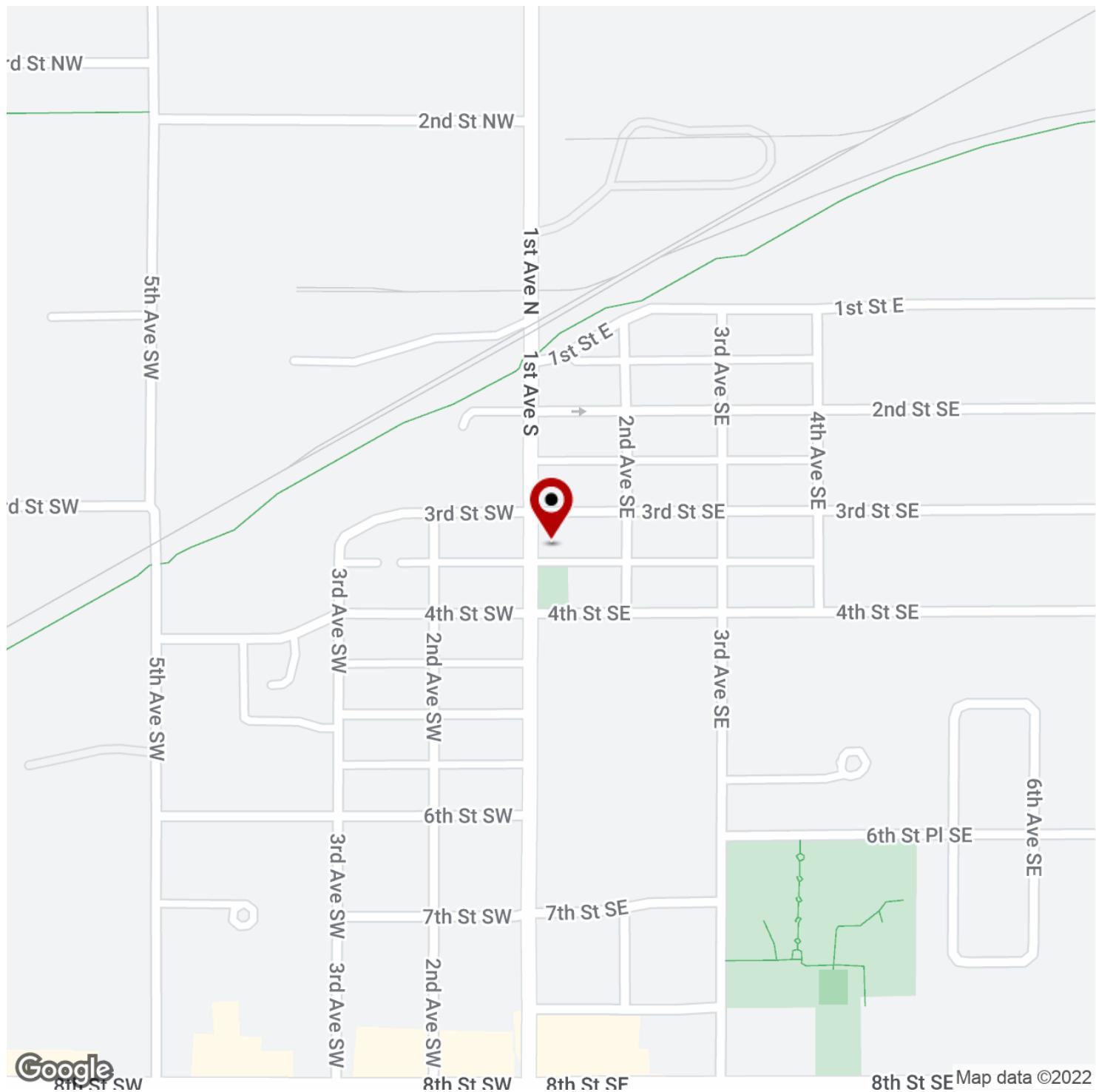
Managing Director  
O: 515.771.3299  
mickg@kwcommercial.com

**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

# OFFICE FOR LEASE

## 305 1ST AVE. S.

Altoona, IA 50009



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

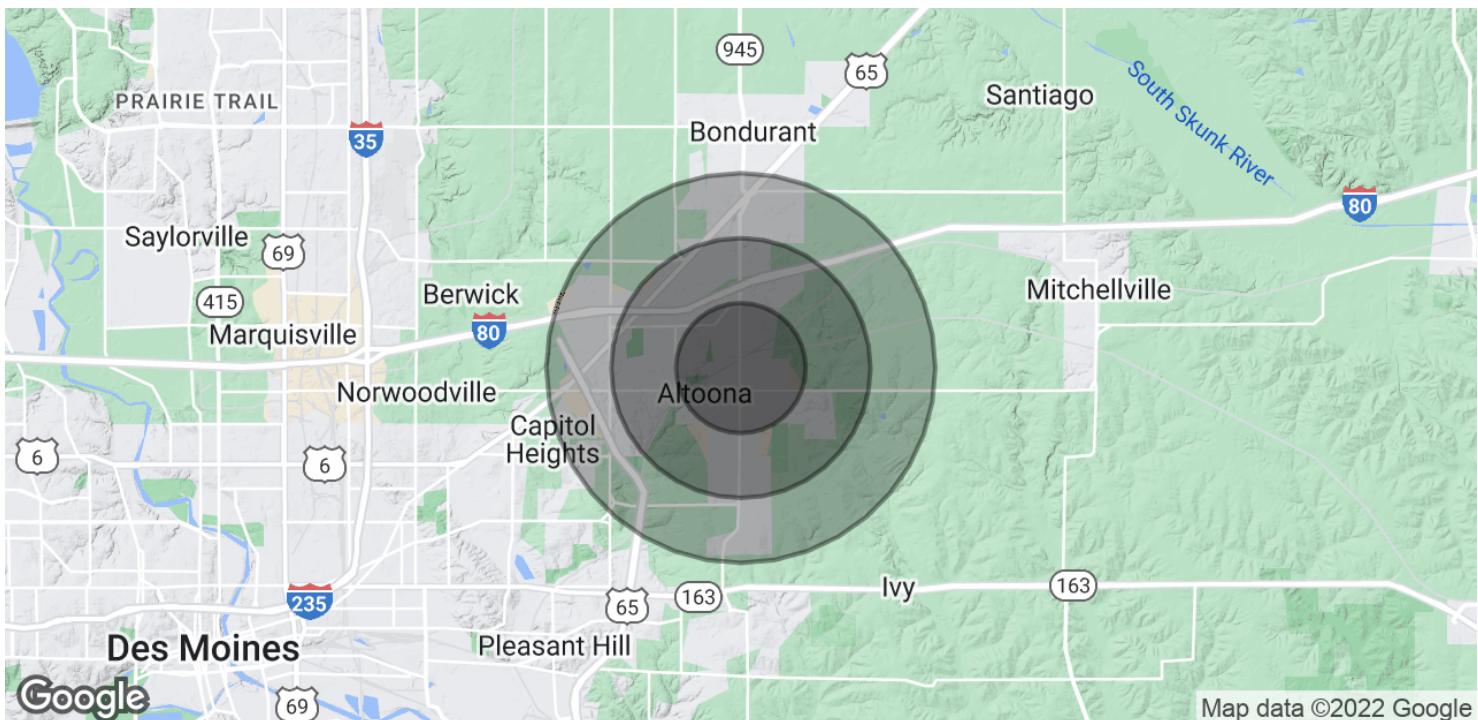
**KW COMMERCIAL**  
4001 Westown Parkway  
West Des Moines, IA 50266

Each Office Independently Owned and Operated

## OFFICE FOR LEASE

# 305 1ST AVE. S.

Altoona, IA 50009



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,622	15,651	21,063
Average Age	38.2	37.2	37.2
Average Age (Male)	37.1	35.2	34.2
Average Age (Female)	39.2	39.5	40.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,454	5,995	7,997
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$85,657	\$87,584	\$87,092
Average House Value	\$192,026	\$200,597	\$204,510

\* 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

Each Office Independently Owned and Operated