

1513 2ND AVE. NORTH

1513 2ND AVE. NORTH, FORT DODGE, IA 50501

PROPERTY SUMMARY



PROPERTY DESCRIPTION

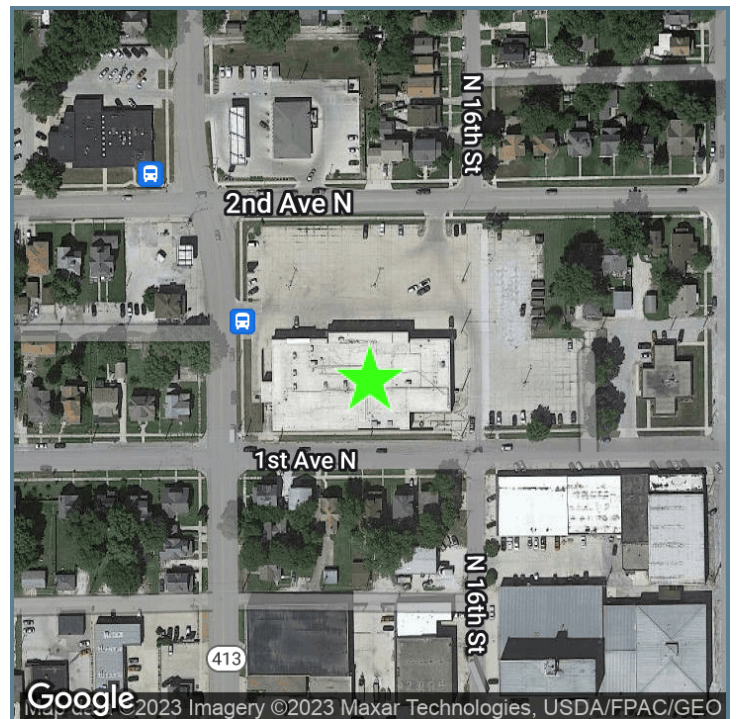
Strong visibility on the southeast corner of 2nd Ave N and N 15th St with up to 23,273 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	36,536 SF

SPACES	LEASE RATE	SPACE SIZE
1511B 2nd Ave N	Negotiable	2,007 SF
1521 2nd Ave N	Negotiable	6,448 SF
1513 2nd Ave N	Negotiable	9,866 SF
WARE - Vacant	Negotiable	5,402 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,699	10,000	12,212
Total Population	9,270	20,575	26,241



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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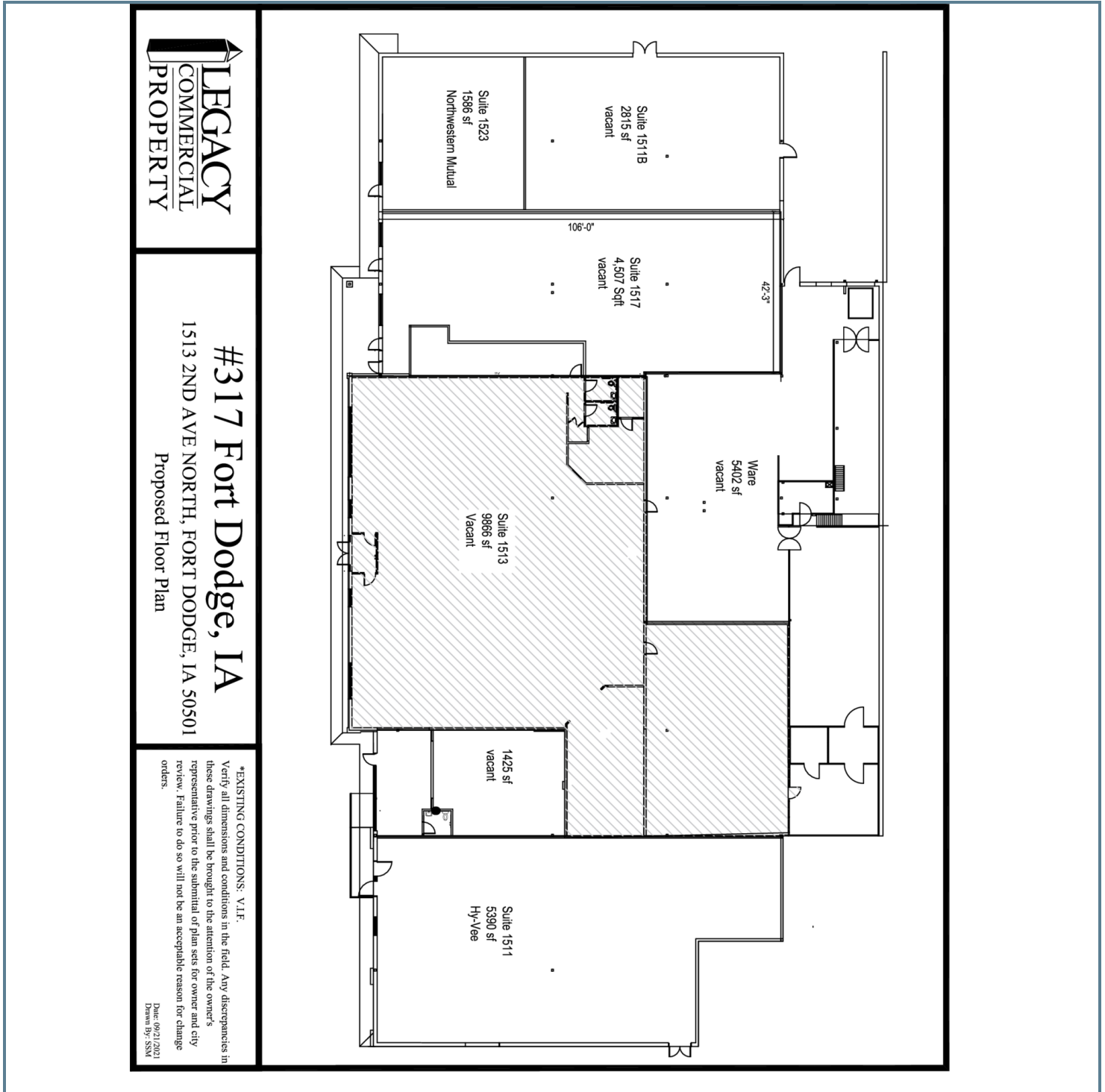
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209 Powell Place
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SITE PLANS



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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Hy-Vee-Wine & Spirits	1511	5,885
Vacant	1511B	2,007
Vacant	1513	9,866
Vacant	1521	6,448
Northwestern Mutual	1523	1,586
Vacant	Ware	5,402
Totals/Averages		31,194

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