

308 1ST. AVE. E.

308 1ST. AVE. E., NEWTON, IA 50208

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Strong visibility on the northeast corner of 1st Ave E and E 3rd St N with up to 7,045 Sq Ft available

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,692 SF
Building Size:	7,045 SF

SPACES	LEASE RATE	SPACE SIZE
308 1st. Ave. E.	Negotiable	2,692 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,145	7,859	8,543
Total Population	8,170	16,153	18,023
Average HH Income	\$48,178	\$53,564	\$54,997



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

308 1ST. AVE. E.

308 1ST. AVE. E., NEWTON, IA 50208

ADDITIONAL PHOTOS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



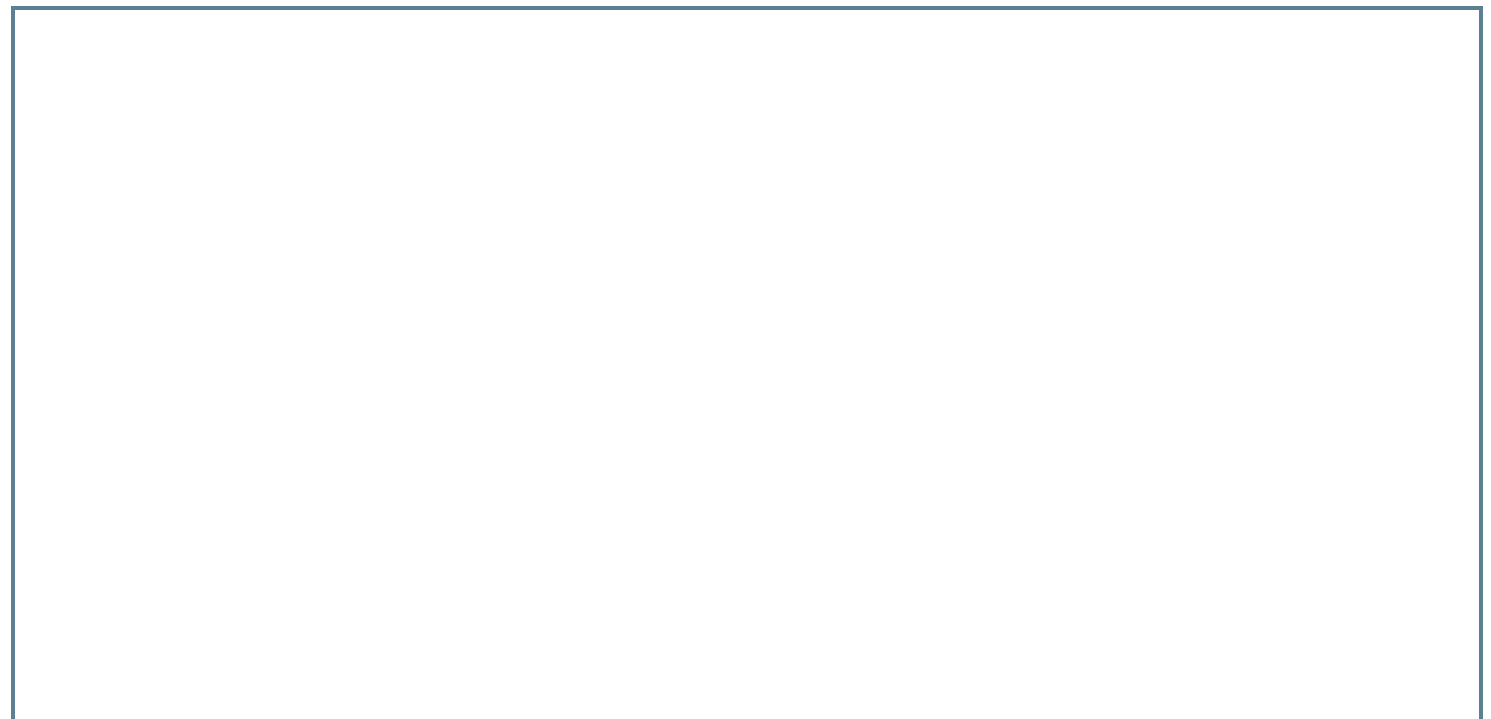
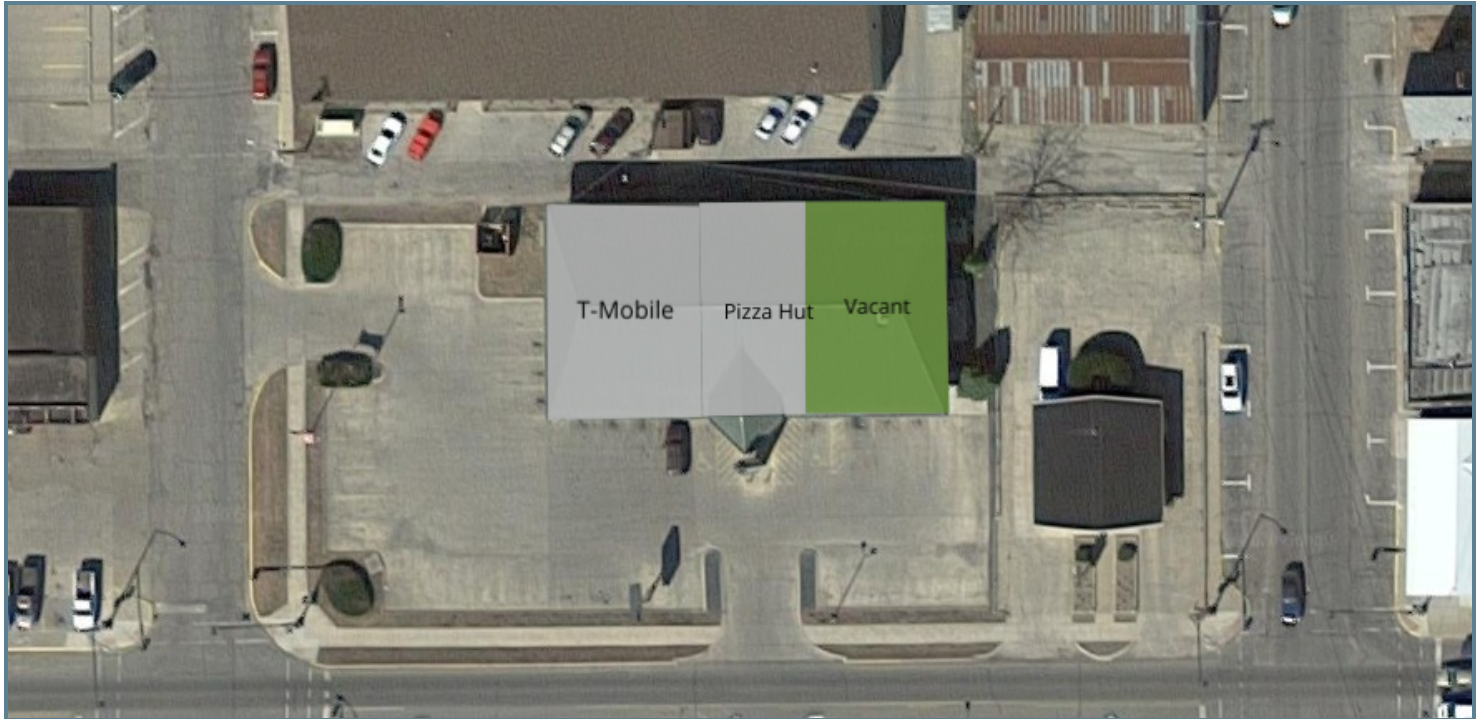
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

308 1ST. AVE. E.

308 1ST. AVE. E., NEWTON, IA 50208

SITE PLANS



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

308 1ST. AVE. E.

308 1ST. AVE. E., NEWTON, IA 50208

RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA	PRICE PER SF/YR
T-Mobile	A	3,053	43.34	\$0.00
Vacant	C	2,692	38.21	\$0.00
Pizza Hut	B	1,300	18.45	\$0.00
Totals/Averages		7,045		\$0.00

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>