

For Lease

## Retail Property

1,500 SF | \$7.00 /SF/yr NNN



301 1st St, Ste D

Sergeant Bluff, IA 51054

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BUILDING SIZE:	4,780 SF
YEAR BUILT:	1986
LOT SIZE:	0.11 Acres
LOT FRONTAGE:	104'
LOT DEPTH:	69'
PARKING SPACES:	12
PARKING RATIO:	2.51
TENANCY:	Single
ZONING:	Commercial
TRAFFIC COUNT:	7,300
TRAFFIC COUNT STREET:	1st St
LEASE TYPE:	NNN
EXPENSES:	\$2.51
APN:	884731127033



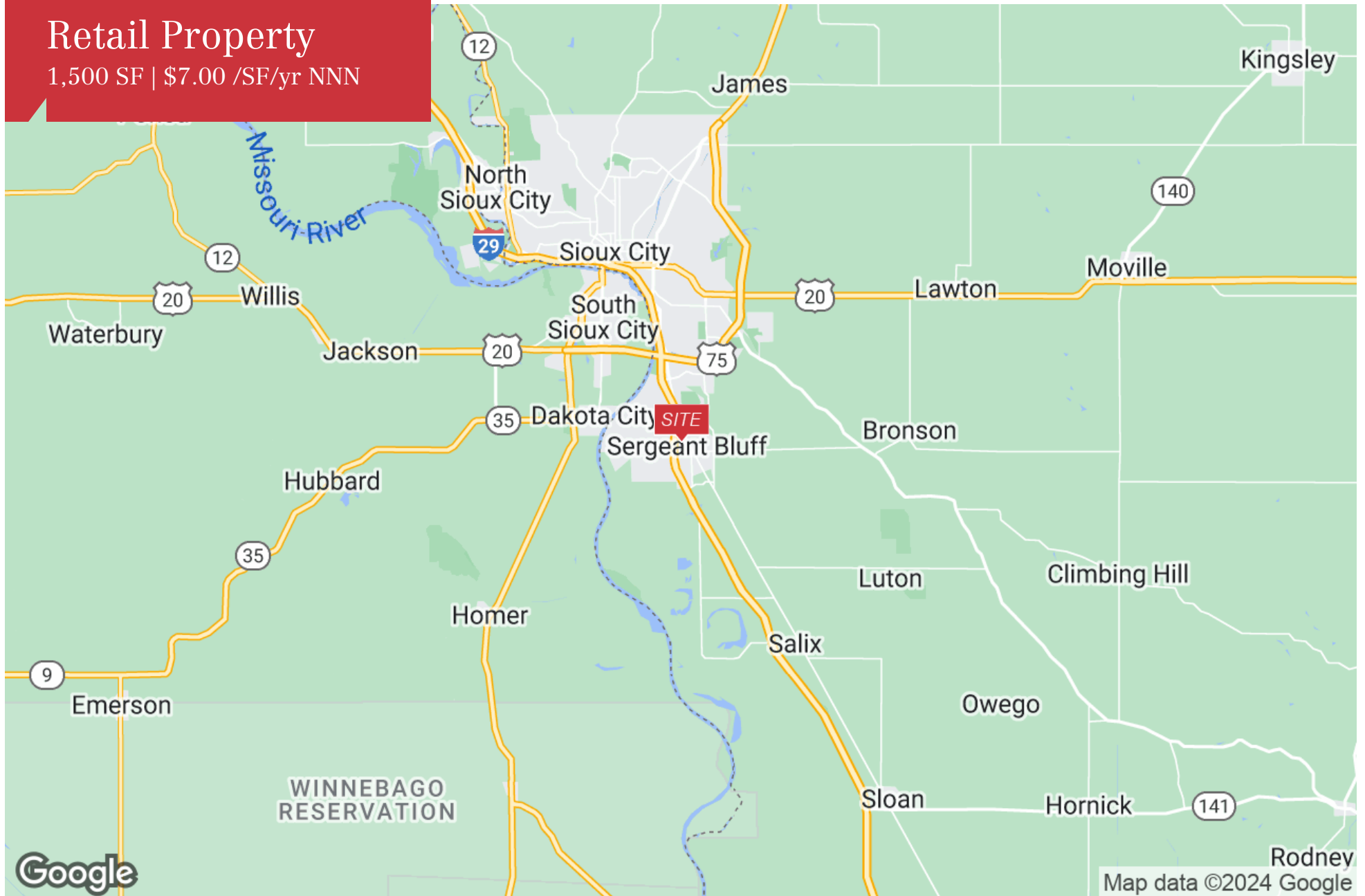
Office space available with available awning signage facing busy 1st Street. Large, open floor plan with two private restrooms and small loading area in rear of the space. Available January 1, 2024.



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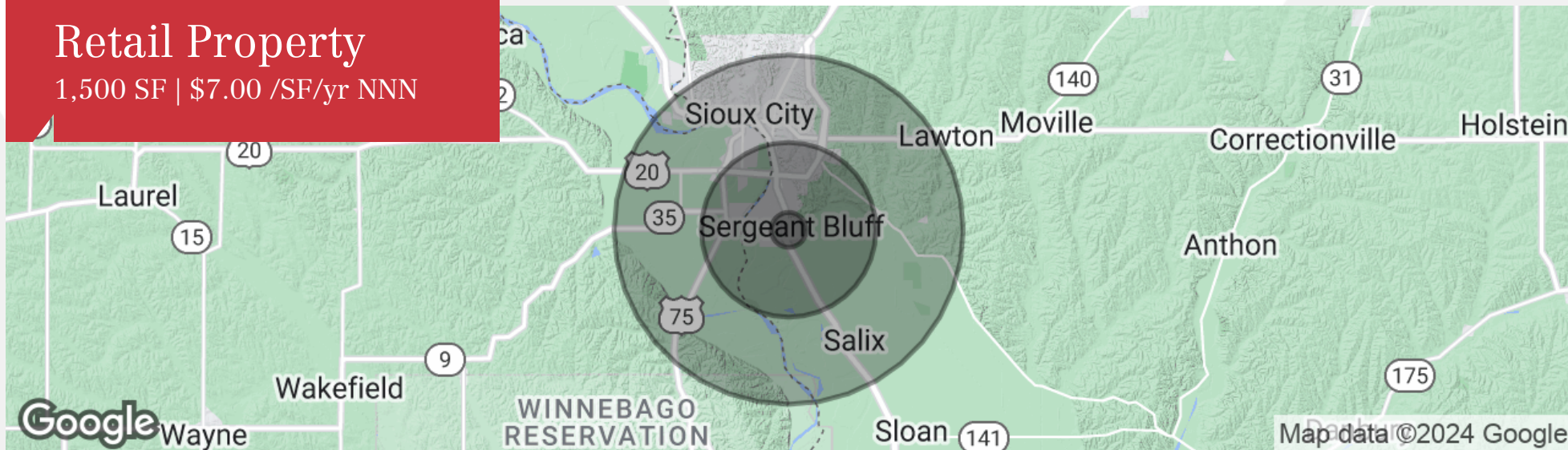




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	1 Mile	5 Miles	10 Miles
<b>Population</b>			
Total Population	444	28,010	117,615
Median Age	36.0	36.7	33.7
Median Age (Male)	35.5	35.3	32.9
Median Age (Female)	36.6	38.1	34.5
<b>Households &amp; Income</b>			
Total Households	175	10,872	43,728
# of Persons Per HH	2.5	2.6	2.7
Average HH Income	\$57,942	\$59,904	\$52,342
Average House Value	\$269,066	\$135,413	\$114,548
<b>Race</b>			
% White	84.5%	88.7%	77.9%
% Black	0.5%	1.2%	3.2%
% Asian	1.6%	0.9%	3.3%
% Hawaiian	0.0%	0.0%	0.1%
% Indian	2.7%	1.3%	2.5%
% Other	6.5%	5.9%	10.2%
<b>Ethnicity</b>			
% Hispanic	11.7%	12.4%	20.8%

\* Demographic data derived from 2020 ACS - US Census