

# 812 A AVE. W.

812 A AVE. W., OSKALOOSA, IA 52577

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 812 A AVE WEST in Oskaloosa, IA. This well-managed retail or office space has strong visibility on the SE corner of A Ave W & N H St with 2701 SF available for lease. The building is in a well-established area with attractive on-site parking, over 40 spaces. The 5,208 SF building sits near the center of the Oskaloosa business district and is ready for its next generation of retail. This property is a well-known retail staple of the Oskaloosa community for years and offers landmark recognition & captivating signage. Give our team of Mahaska County leasing experts a call at 847-904-9200 or fill out our contact form to get more info about this available property. This is an excellent opportunity to expand your business on the SE corner of A Ave W & N H St.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,701 SF
Building Size:	5,208 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,436	5,856	6,410
Total Population	5,440	13,189	14,616
Average HH Income	\$49,986	\$57,424	\$58,815

Presented By:

**Legacy Commercial Property**

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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**LEGACY**  
COMMERCIAL PROPERTY

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

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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,701 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
812 A Ave West	Available	2,701 SF	NNN	Negotiable	-
812 A Ave West	T-Mobile	2,507 SF	NNN	-	-

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## RETAILER MAP



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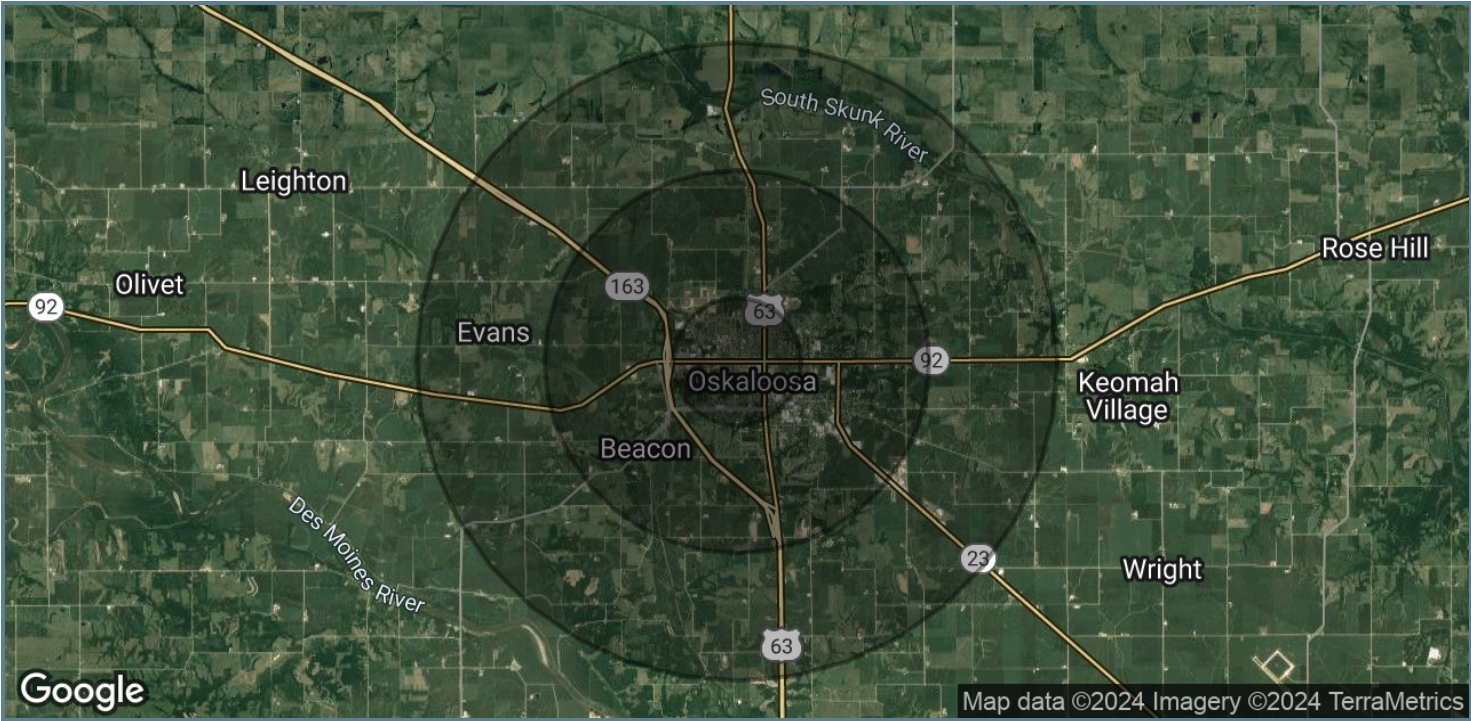
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,440	13,189	14,616
Average Age	32.7	35.2	35.8
Average Age (Male)	32.7	33.2	34.2
Average Age (Female)	33.6	37.7	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,436	5,856	6,410
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$49,986	\$57,424	\$58,815
Average House Value	\$86,543	\$102,089	\$105,777

\* Demographic data derived from 2020 ACS - US Census

