

For Lease

Retail

642 - 2,330 SF



Hotel Stuart

203 E Front St
Stuart, Iowa 50250

Property Highlights

- First Floor Retail Totaling 2330 SF
- Could Be Demised Into 2 Units: 1688 SF And 642 SF
- \$16/SF Modified Gross

Property Description

The historic Hotel Stuart has been lovingly renovated to offer guests the best of both worlds: modern amenities and luxurious accommodations in a charming historic setting. The Hotel Stuart has been a landmark in the community for over a century. The recent renovation has preserved much of the hotel's original character and charm, while adding modern amenities such as new HVAC, electrical, and plumbing systems, as well as beautifully appointed guest rooms and suites. The current configuration offers a variety of uses, with 2 first floor retail units and 5 apartment units of various sizes. Conveniently located off I80 just 30 minutes from West Des Moines.

OFFERING SUMMARY

Available SF	642 - 2,330 SF
Lease Rate	\$16.00 SF/yr (MG)
Lot Size	0.21 Acres
Building Size	6,858 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	286	\$62,209
5 Miles	2,034	\$66,266
10 Miles	6,664	\$74,761

For more information

Chris Fultz

C: 319 331 3191
cfultz@iowarealtycommercial.com

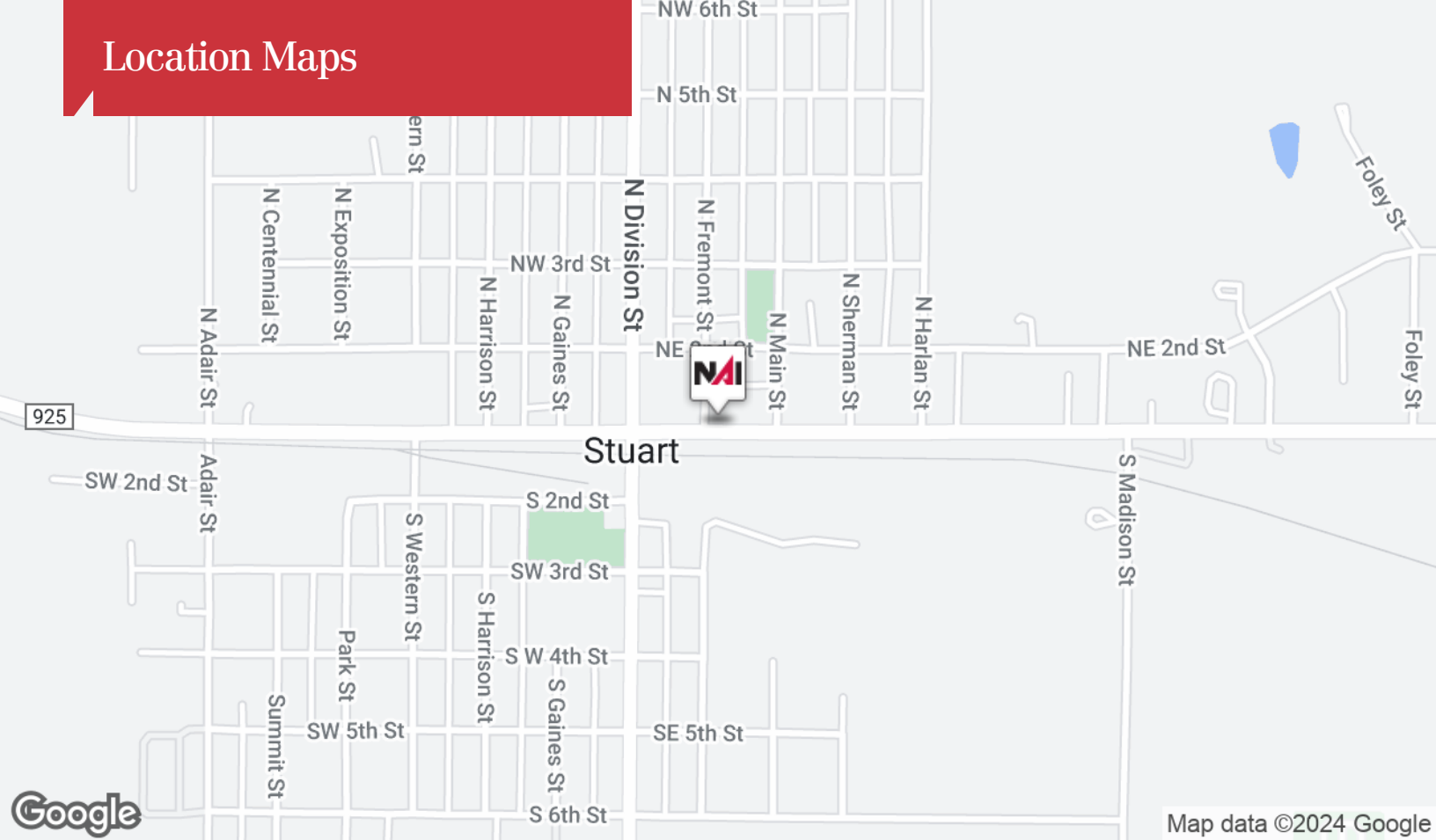
Matt T. Connolly

C: 515 975 9600
mconnolly@iowarealtycommercial.com

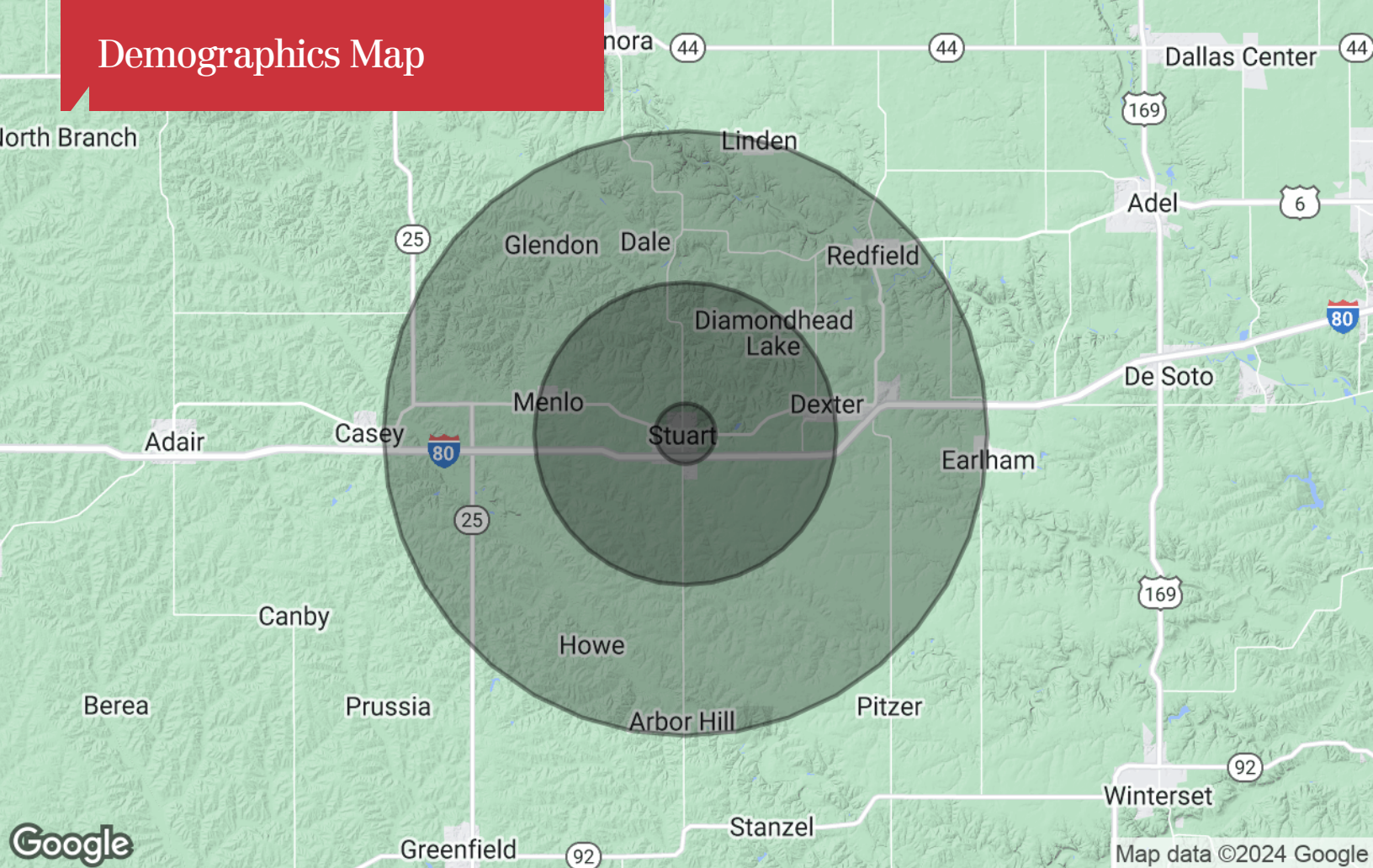
Additional Photos



Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	286	2,034	6,664
MEDIAN AGE	44.2	44.8	44.2
MEDIAN AGE (MALE)	40.7	41.8	42.1
MEDIAN AGE (FEMALE)	45.0	45.7	45.4

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	139	984	3,131
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$62,209	\$66,266	\$74,761
AVERAGE HOUSE VALUE	\$101,367	\$136,766	\$185,075

Race

	1 Mile	5 Miles	10 Miles
% WHITE	99.7%	99.3%	98.8%
% BLACK	0.0%	0.0%	0.1%
% ASIAN	0.3%	0.5%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.0%	0.2%	0.4%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	3.1%	3.2%	2.0%

* Demographic data derived from 2020 ACS - US Census