



1320 11th Street NW, Suite C

Clinton, IA 52732

Property Features

- 1,545 SF retail/office space in First-Class 12,500 SF strip mall
- Located at NW corner of 13th Avenue N and 11th Street NW, a new growth area in Clinton less than a mile from Mill Creek Parkway
- Other tenants include US Cellular, Countrywide Insurance, Anytime Fitness and jujube Frozen Yogurt
- Average daily traffic counts of 7,400 on 13th Avenue N and 4,530 on 11th Street
- Open floor plan with restroom and storage area
- Zoned C-2
- Plenty of parking in front, back and side of strip mall
- Lighted building sign available for use, along with pylon signage
- For Lease - 3/5 years @ \$2,200 Month (Gross)
- \$12.00 PSF NNN + \$2.72 taxes + \$0.41 insurance + \$1.90 CAM
- Suite is ready for immediate occupancy



Charlie Armstrong, SIOR

Vice President/Director

563.529.6600

carmstrong@ruhlcommercial.com