



# 3214 S 16th Avenue

Eldridge, Iowa 52748

Sale Price: \$325,000

## Property Features

- Located just off Hwy 61 and Blackhawk Trail
- Corner lot with off-site storm water detention
- Ideal for many highway commercial uses
- Total acres – 3.19 acres
- Sale includes parcels 932449202 and use of 93244920LC for detention
- Utilities on-site: electric, gas, water an
- Taxes - \$9,716 (2013)



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	946	8,501	39,824
Total Households:	351	3,248	16,533
Average HH Income:	\$80,325.00	\$79,218.00	\$72,714.00

For more information:

**Thomas P. Dalton**

Broker Associate

call or text: 563.529.1750

email: [tdalton@ruhlcommercial.com](mailto:tdalton@ruhlcommercial.com)