



413 W Huron Street | Missouri Valley, IA 51555

Former Shopko Hometown

\$750,000/\$4.00 PSF (NNN)

Property Features

- Building in excellent condition
- Located next to community grocery store
- Real estate taxes: \$24,654
- Dock with receiving area
- Abundant parking with 60 stalls

12915 West Dodge Road
Omaha, NE 68154
402 255 6060
nainpdodge.com

Mike Murley
Associate

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Building Details

Tenancy	Single
Ceiling Height	12 - 14 ft
Number of Floors	One
Year Built	1999
Year Renovated	2011
Gross Leaseable Area	18,740 SF
Receiving Door	One
Construction	Metal
Sprinkler	Yes
Roof	Flat
Restrooms	Yes
ADA Access	Yes

Property Details

Lot Size	1.38 Acres
Zoning	Commercial
Parking Spaces	60
Parking Ratio	3.20/1,000 SF

Location Details

Market	Omaha/Council Bluffs
Submarket	Missouri Valley
County	Harrison
State	IA

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,085	1,444	1,725
Total Population	2,657	3,586	4,334
Average HH Income	\$49,930	\$52,011	\$54,282

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
413 W Huron Street	\$4.00 SF/yr	NNN	18,740 SF	Negotiable

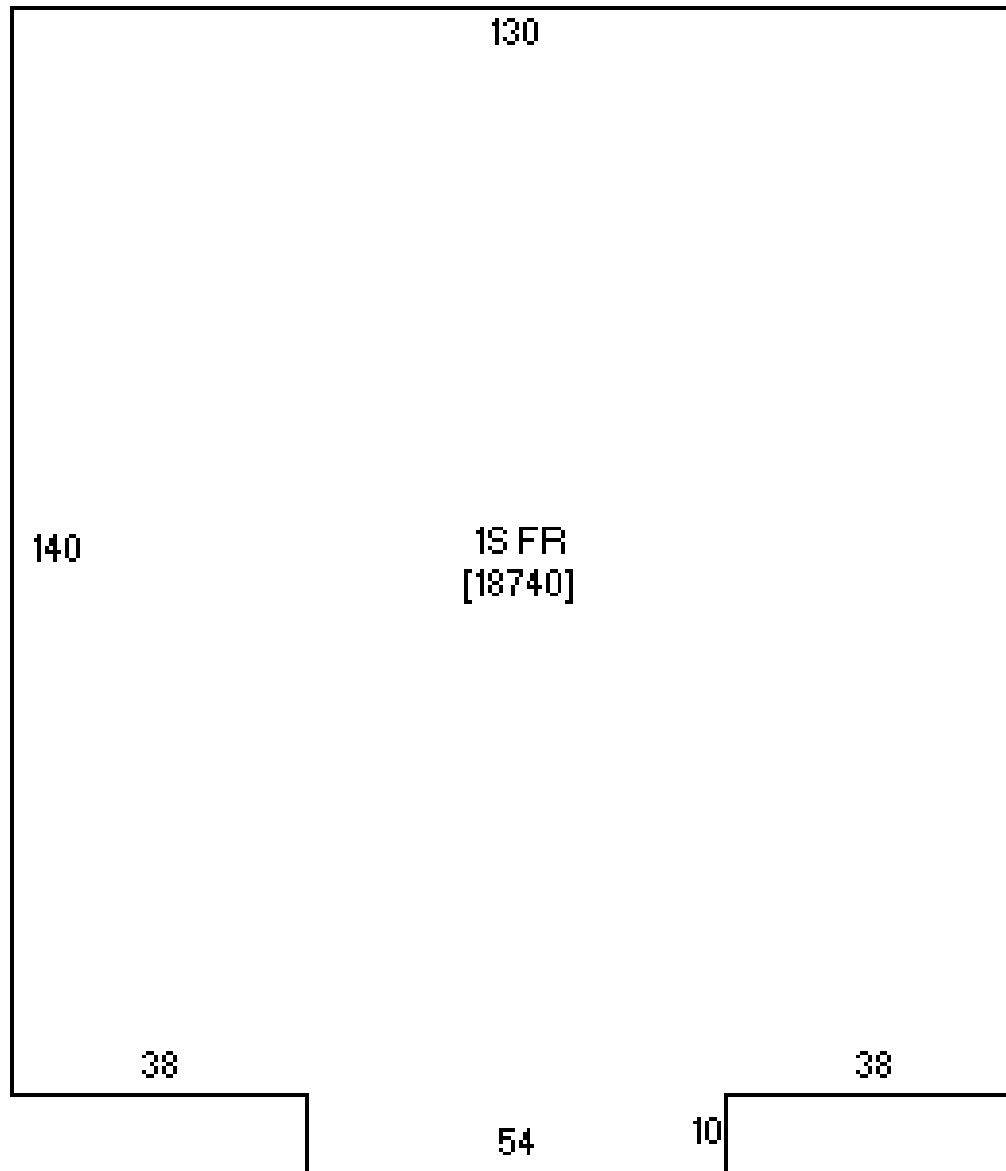
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