



1180 S 16th Street | Clarinda, IA 51632

Sale: \$900,000 Lease: \$3.50 PSF (NNN)

Property Features

- Building is in excellent condition
- Includes restrooms, stockroom, office area overlooking sales floor & dock
- Located adjacent to HyVee Food Store
- McDonald's out lot directly in front
- Real Estate taxes \$23,276
- Ample parking

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

Mike Murley
Associate
402 255 6093

Debra Graeve
President
402 255 6087
mmurley@npdodge.com dgraeve@npdodge.com

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SHOPKO Hometown Clarinda

Building Details

Ceiling Height	14 - 14 ft
Number of Floors	One
Year Built	1984
Construction Status	Existing
Sprinkler	Yes
Roof	Flat
Restrooms	Yes
HVAC	Yes
Foundation	Slab
Office Buildout	Yes
ADA Access	Yes

Property Details

Lot Size	3.07 Acres
Zoning	Commercial
Parking Spaces	100+
Parking Ratio	3.5:1,000 Sf

Location Details

Market	Clarinda, IA
County	Page
Cross Streets	HWY 71 & Glenn Miller Ave

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,178	2,039	2,263
Total Population	2,619	5,814	6,366
Average HH Income	\$59,756	\$66,546	\$66,701

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
Former Shopko Building	\$3.50 SF/yr	NNN	30,000 SF	Negotiable

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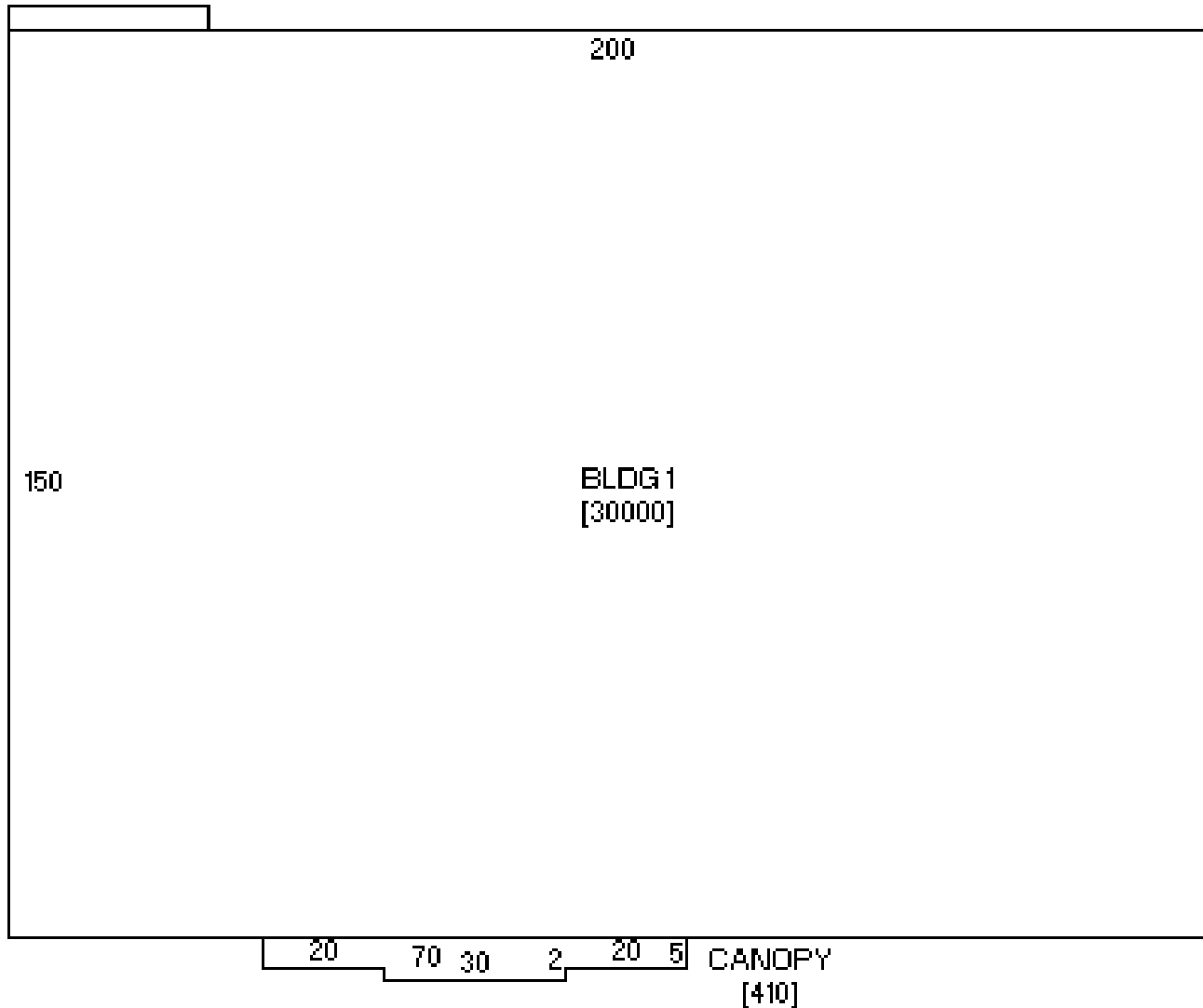
NANP Dodge

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Associate
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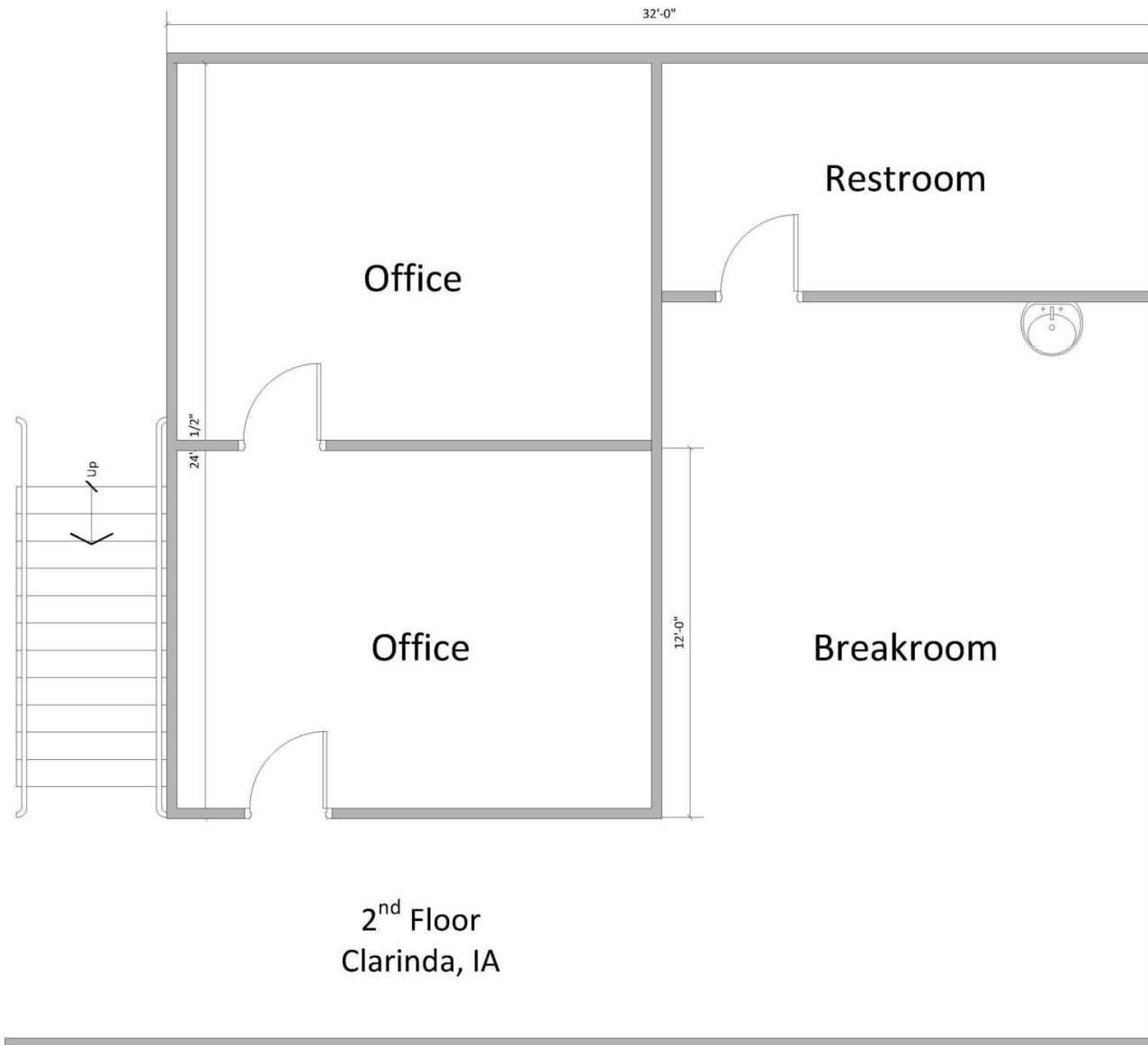
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