

FOR SALE

DOLLAR TREE

NNN LEASED INVESTMENT PROPERTY

709 34TH AVENUE, ALTOONA, IA 50009



RETAIL SPACE

+ Available Space

- 11,000 SF Building

+ Asking Price

- \$3,069,230
- 6.5% Cap Rate

+ Building Features

- New construction property Delivering January 2020
- Brand new 10 yr lease with four 5 yr options to renew
- NNN leased to Dollar Tree
- 2nd tenant occupies 2,000 SF on 7 yr lease
- Located next to Walmart in the heart of the Altoona retail corridor

+ Traffic Count

- 8th Street SW: 22,700 vpd



CONTACT US

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Licensed in the State of Iowa.

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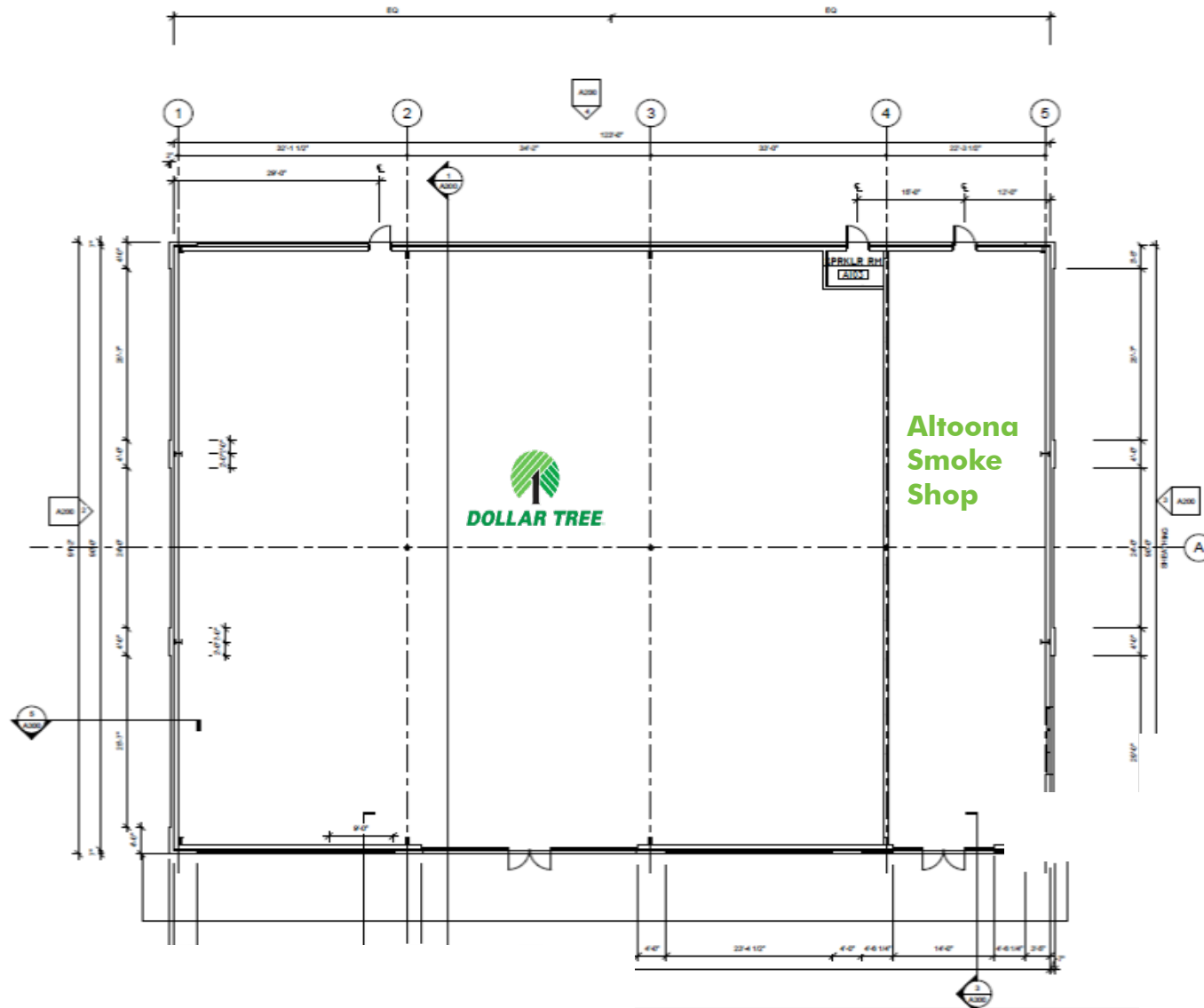
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FLOOR PLAN



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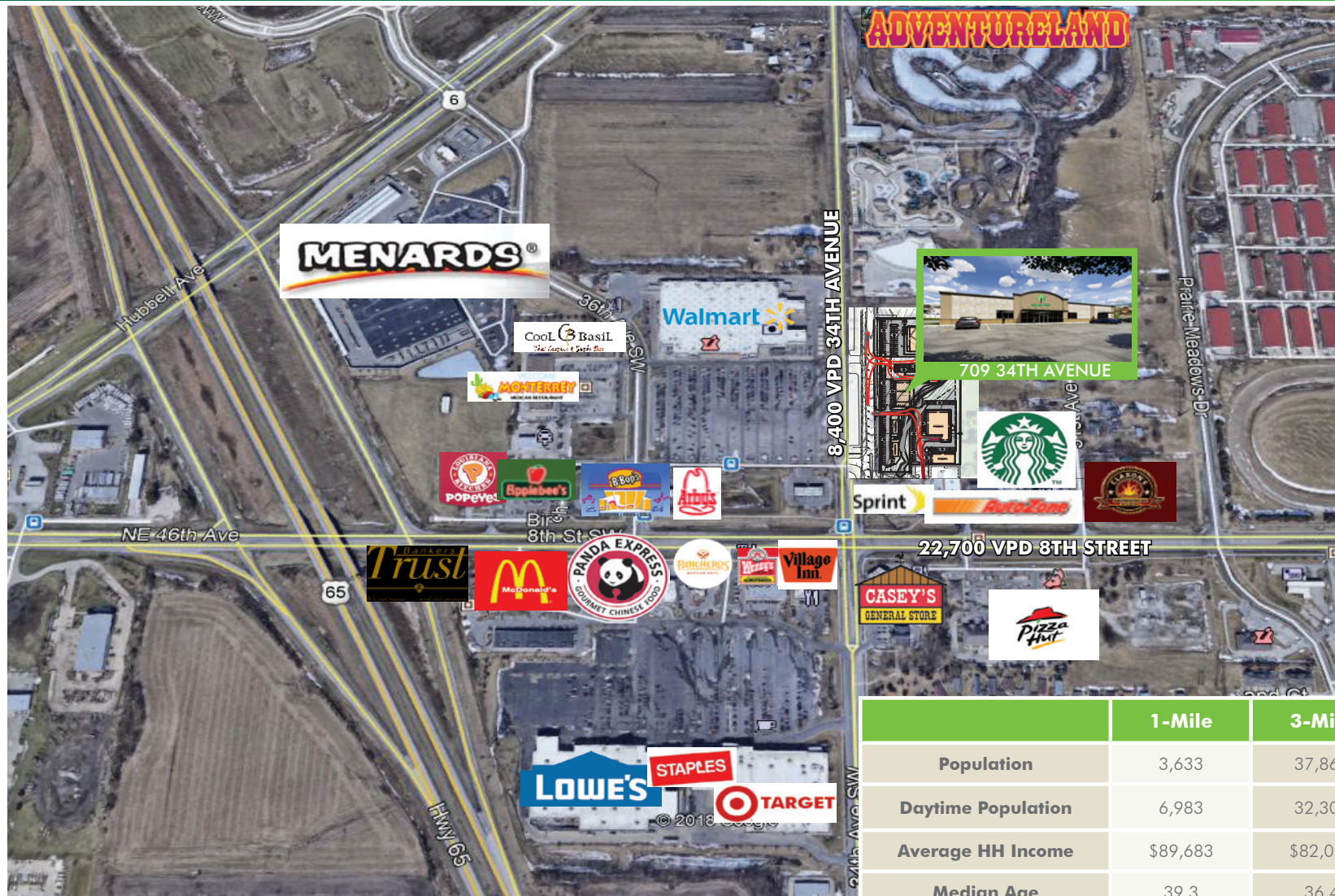
SITE PLAN

Walmart



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	1-Mile	3-Mile	5-Mile
Population	3,633	37,862	75,891
Daytime Population	6,983	32,300	70,842
Average HH Income	\$89,683	\$82,014	\$76,302
Median Age	39.3	36.4	36.8

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