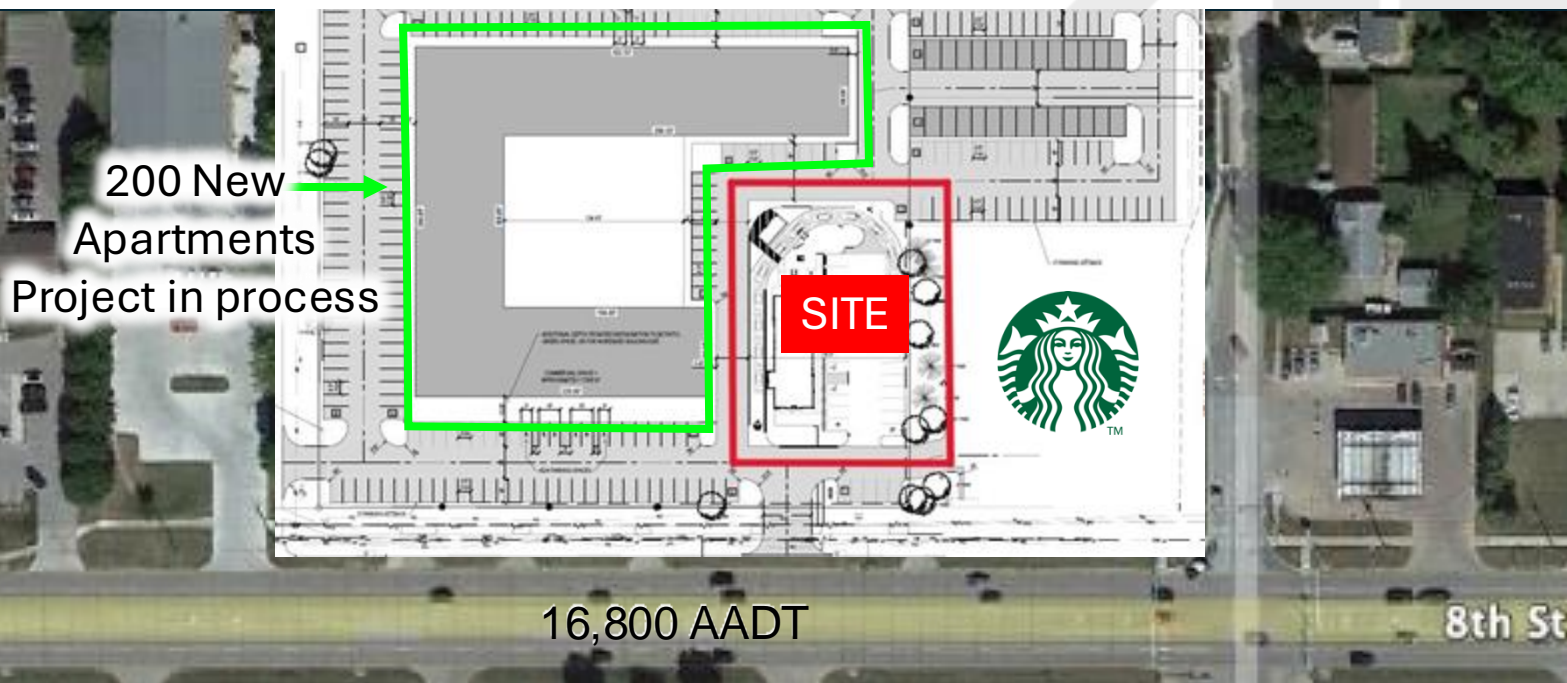


FOR LEASE

# ALTOONA DEVELOPMENT - RETAIL SITE

UP TO 0.7 AC AVAILABLE FOR BTS OR GROUND LEASE

CALL FOR PRICING



509 8<sup>TH</sup> ST. SW

ALTOONA, IA 50009

- .7 AC GL or up to 4,000 sf available for BTS
- Excellent visibility and traffic
- Full Access from 8<sup>th</sup> St. SW
- National grocery anchored retail corridor, with direct proximity to new Starbucks, and Hy-Vee

For more information

VINCE HRJAPINS

P: 847 502 3391

vhrjapins@leadersre.com

JERRY ROBSON

P: 440 823 3746

jrobson@leadersre.com



leadersre.com

 **LEADERS**  
REAL ESTATE

# ALTOONA DEVELOPMENT - RETAIL SITE

UP TO 0.7 AC AVAILABLE FOR BTS OR GROUND LEASE

TRADE AREA

509 8TH ST. SW, ALTOONA, IA 50009

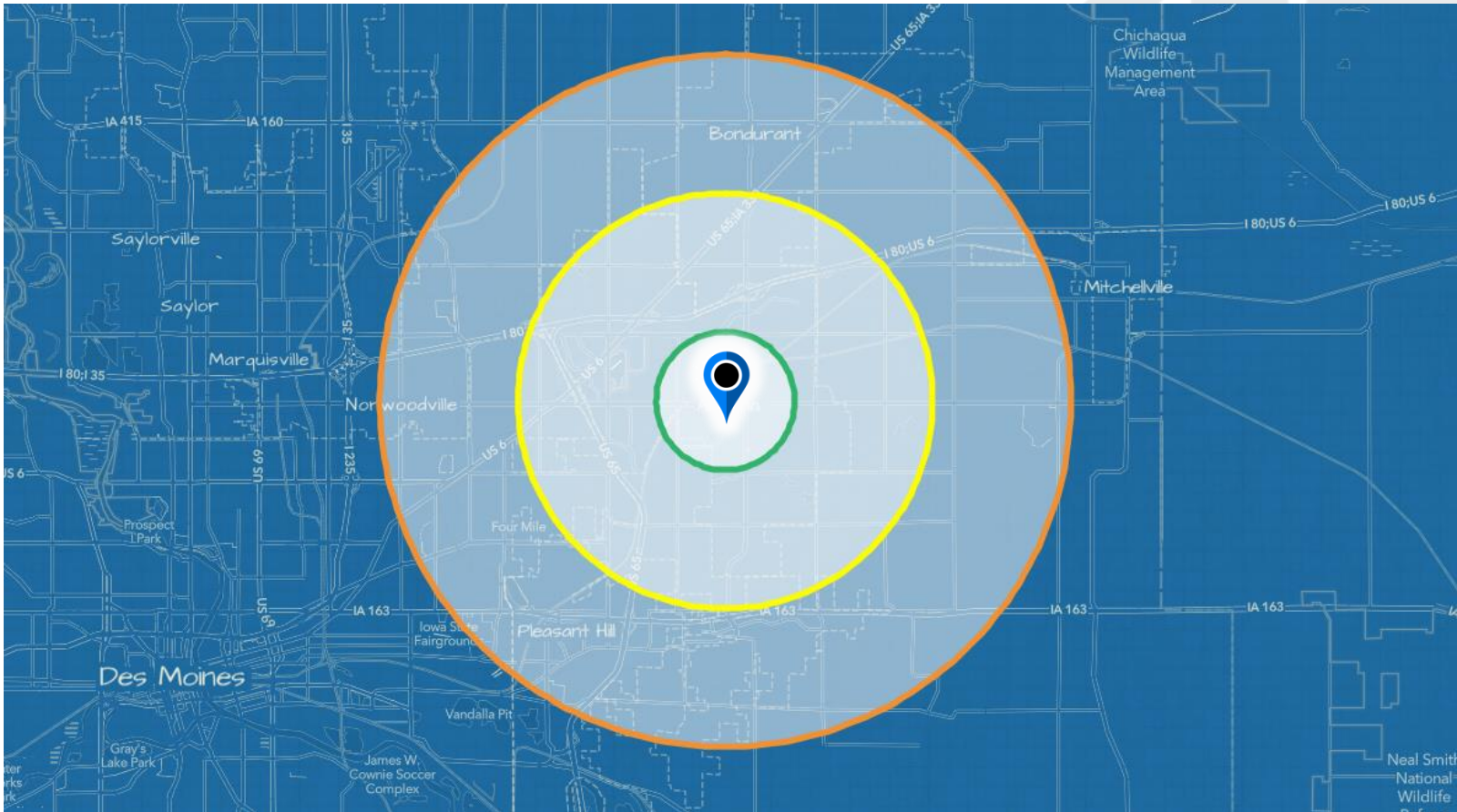


# ALTOONA DEVELOPMENT - RETAIL SITE

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509 8TH ST. SW, ALTOONA, IA 50009

## DEMOGRAPHICS



Metrics	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,659	28,497	63,278
DAYTIME POPULATION	7,938	24,415	49,092
AVERAGE HH INCOME	\$113,370	\$115,099	\$108,547
HOUSEHOLDS	4,119	9,954	22,595
HOUSEHOLD SIZE	2.46	2.56	2.60
MEDIAN AGE	37.7	37.2	37.4
AVERAGE HOME VALUE	\$298,703	\$319,337	\$298,319
ANNUAL GROWTH	0.60%	1.04%	0.88%