

ALTOONA RETAIL - COMMERCIAL LAND

154 34th Ave SW
Altoona, Iowa 50009

FOR SALE



RETAIL/COMMERCIAL LAND

This prime development site is located in the heart of the retail corridor of Altoona, IA. Altoona is host to 4 million visitors per year with a trade surplus of \$301 Million per year and the 2nd highest Retail Sales per Capita in the state.

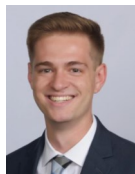
- 23.5 Acres
- Zoned A - 1
- Future Commercial District
- All Utilities
- City Incentives Possible

- Price: \$3,756,832 (\$3.68/SF)

DEMOS	5 Mile	25 Mile	50 Mile
Population	73,719	662,511	952,506
Av. HH Income	\$76,952	\$89,163	\$83,889
Median Age	36.8	36.4	36.4

CONTACT

Ryan D. Siedenburger
(515) 339-9616 Mobile
(515) 223-6222 Office
ryan@siedenburger.com



2020 V.1