

# Shopping Center Space

408 8th Street SW, Altoona, Iowa

**FOR  
LEASE**



## FOR ADDITIONAL INFORMATION CONTACT:

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## Property Description

- ◆ 3,000 Square Feet of Retail/Office Space Available For Lease
- ◆ Lease Rate: \$9.50 PSF NNN
- ◆ Estimated CAMIT (2010): \$5.35 PSF
- ◆ Now Available
- ◆ Center is Anchored By Goodyear
- ◆ Constructed in 1997

## Amenities

- ◆ Excellent Location on Altoona's 8th Street Corridor
- ◆ Located 2 Miles East of Wal-Mart Supercenter, Target and Lowes
- ◆ High Visibility
- ◆ Located Adjacent to the new Hy-Vee Grocery Store
- ◆ Daily Traffic Counts (2008):
  - ◆ 8th Street SW - 18,100 Vehicles



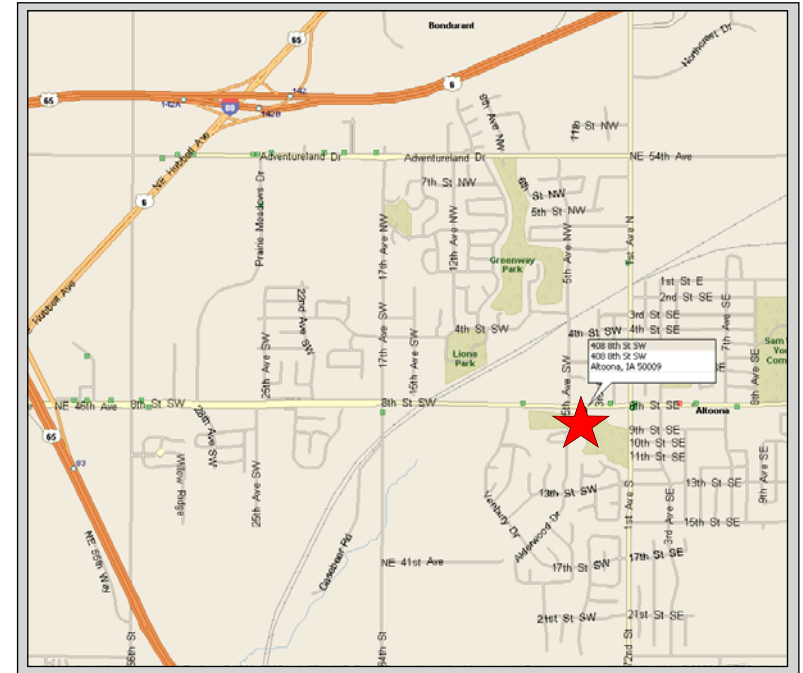
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## LOCATION MAP



## DEMOGRAPHICS (2010)

Radius (miles)	<u>1.0</u>	<u>3.0</u>	<u>5.0</u>
Population	9,415	17,732	45,747
Households	3,606	6,677	17,487
Avg. HH Income	\$65,968	\$69,435	\$64,727
Median HH Income	\$61,243	\$63,029	\$57,988
Avg. Median Age	33.17	34.54	35.70



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.