

# Altoona Crossing

3770 8th Street SW, Altoona, Iowa

**FOR  
LEASE**



## Property Description

- ◆ 2,077 Square Feet of Restaurant Space Available For Lease
- ◆ Lease Rate: \$17.50 PSF NNN
- ◆ Est. 2011 Expenses: \$6.00 PSF
- ◆ Former Coffee Shop End-Cap Space with Drive-Thru Access
- ◆ Grease Interceptor in Place
- ◆ In Floor Radiant Heat
- ◆ Center is Anchored By Lowes, Target, Staples & Bankers Trust
- ◆ Tenants Include Doctors Now, Sherwin-Williams, Sage Tree Day Spa Salon & Wellness Chiropractic
- ◆ Available Immediately

## **FOR ADDITIONAL INFORMATION CONTACT:**

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## Amenities

- ◆ Excellent Location in High Traffic Retail Corridor on Altoona's 8th Street & Highway 65/69
- ◆ Highly Visible From 8th Street & Hwy 65/69
- ◆ Located Adjacent to the New McDonald's
- ◆ Daily Traffic Counts (2008):
  - ◆ 8th Street SW - 20,000 Vehicles



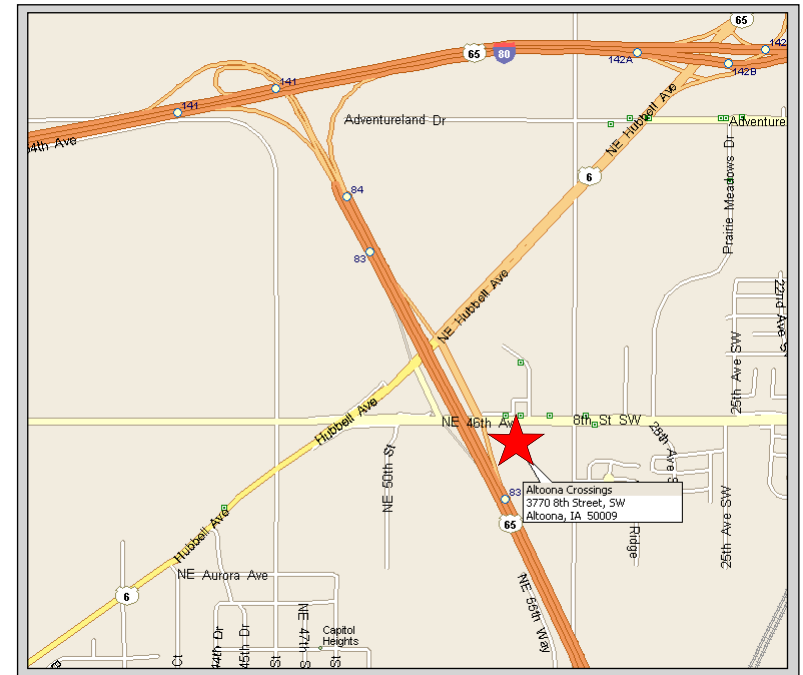
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## LOCATION MAP



## DEMOGRAPHICS (2011)

Radius (miles)	1.0	3.0	5.0
Population	2,139	32,406	68,778
Households	766	12,492	26,645
Avg. HH Income	\$69,770	\$59,382	\$56,663
Median HH Income	\$64,144	\$52,006	\$49,055
Avg. Median Age	36.41	34.45	34.97



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.