

FOR LEASE

10,000 SF Retail Building Newly Redeveloped

3535 E. Agency Road

PROPERTY INFORMATION

BURLINGTON, IOWA

- ▶ 10,000 Square Foot Redeveloped Retail Building
- ▶ 2,400 to -7,400 SF of Contiguous Space For Lease
- ▶ Lease Rate: \$15.00 PSF NNN
- ▶ Operating Expenses (2020): \$4.00 PSF
- ▶ Newly Redeveloped
- ▶ C-2 Zoning
- ▶ 1.68 Acre Lot
- ▶ High Traffic Corridor
- ▶ 140 Parking Spaces
- ▶ Individual Entrances
- ▶ Signage Available
- ▶ Sprinklered
- ▶ Now Available
- ▶ Built in 1999/Renovated 2020
- ▶ ADA Accessible
- ▶ Excellent Visibility
- ▶ Close Proximity to Lowes, Kohl's, Walmart and Other Retailers and Restaurants
- ▶ Daily Traffic Counts (2019)
 - ◆ Roosevelt Ave - 22,200 VPD
 - ◆ Agency Street - 8,800 VPD



CONTACT:

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**TERRUS®**
Real Estate Group

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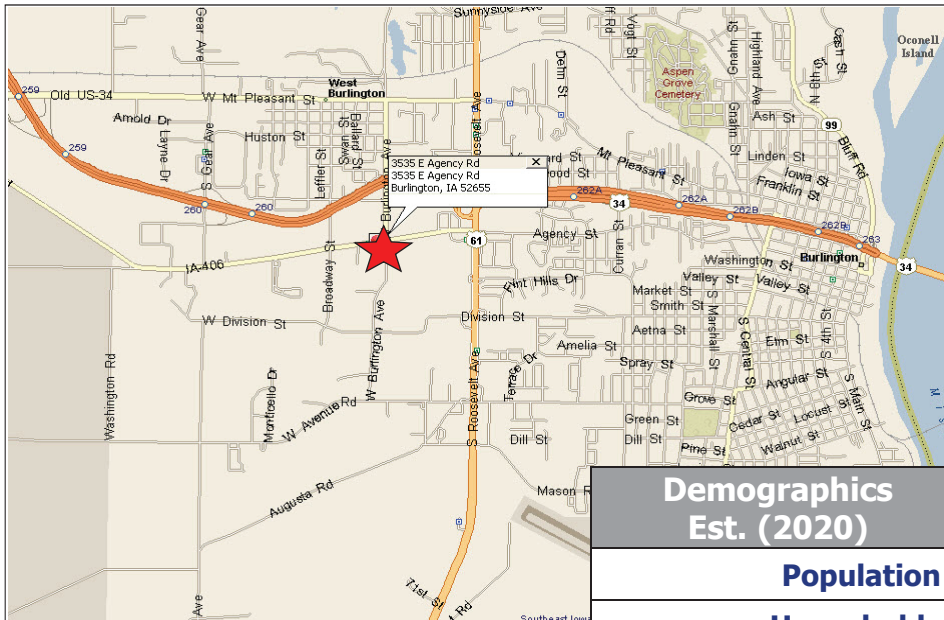
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LOCATION INFORMATION

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Demographics Est. (2020)	1 mile	3 miles	5 miles
Population	3,233	25,127	31,546
Households	1,480	10,784	13,520
Avg. HH Income	\$65,101	\$60,919	\$63,542
Median HH Income	\$46,851	\$45,190	\$47,524
Median Age	43.7	40.5	41.9



Updated 11/24/2020

We obtained the information herein from sources we believe to be reliable 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.