

FOR SALE

1.82 Acre Outparcel City Center

2756 Mt. Pleasant Street

PROPERTY INFORMATION

BURLINGTON, IOWA

- ▶ 1.82 Acre Outparcel For Sale
- ▶ Sale Price: \$500,000
- ▶ Outparcel Located Next to Newly Redeveloped City Center
- ▶ Located in an "Opportunity Zone"
- ▶ City Center Tenant Mix Includes: Sears, Subway, Farm Bureau, Universal Therapy Group, Billy Sims BBQ, Steindler Orthopedic Clinic and More
- ▶ Excellent Location at High Traffic Intersection of Mt. Pleasant and N. Roosevelt Avenue Near Retail, Restaurants, Hotels and Catfish Casino
- ▶ Access Off Mt. Pleasant Street and N. Roosevelt
- ▶ Daily Traffic Counts (2020):
 - ◆ Roosevelt - 12,500 VPD
 - ◆ Mt. Pleasant - 8,900 VPD



CONTACT:

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FOR SALE

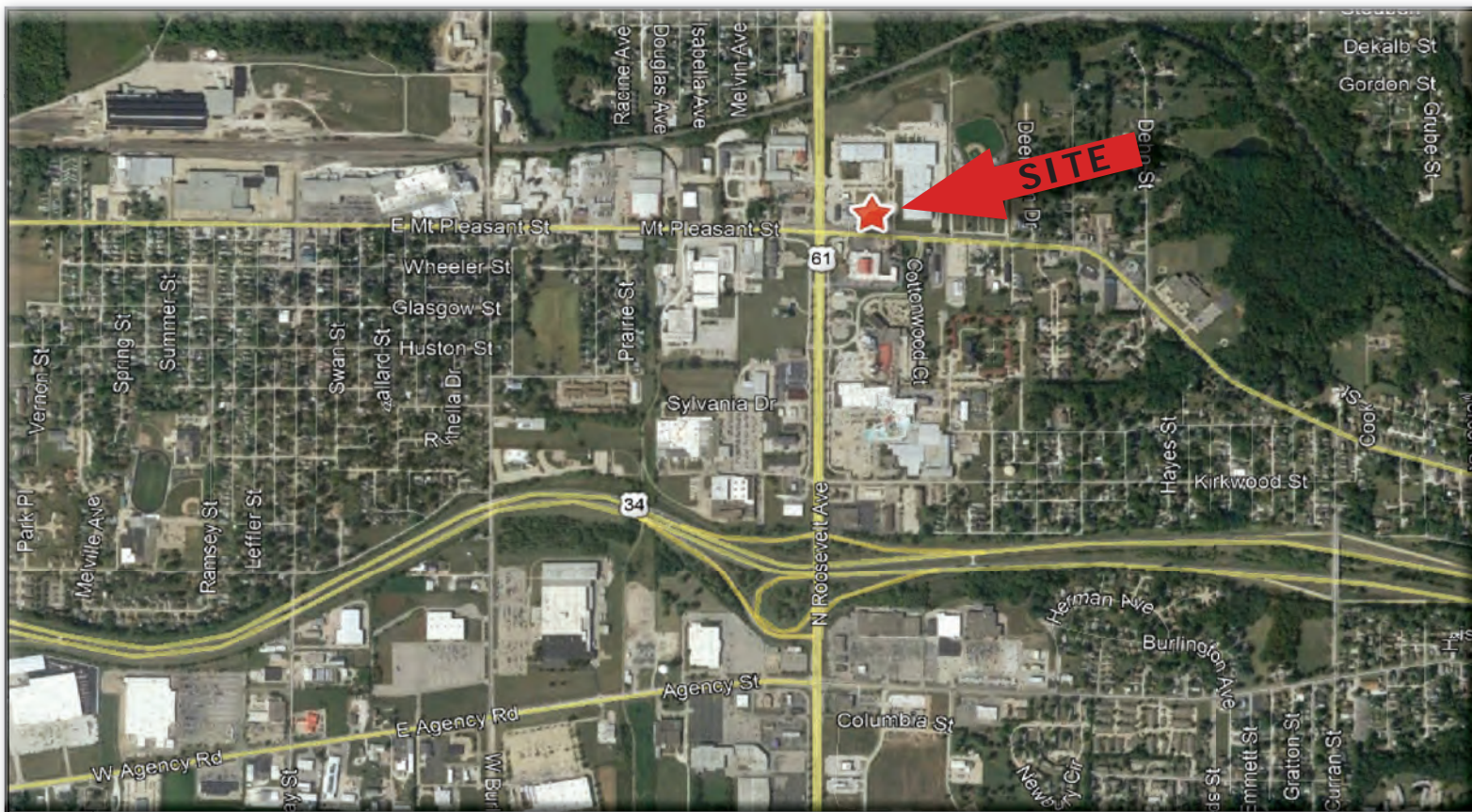
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City Center

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LOCATION INFORMATION

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Demographics (Est. 2020)	1 mile	3 miles	5 miles
Population	3,999	24,574	31,426
Households	1,884	10,512	13,480
Avg. HH Income	\$60,892	\$62,224	\$63,711
Median HH Income	\$45,995	\$45,491	\$47,568
Median Age	46.9	40.9	41.9



Updated 03/22/2021

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.