

**FOR
SUBLEASE**

Freestanding Building

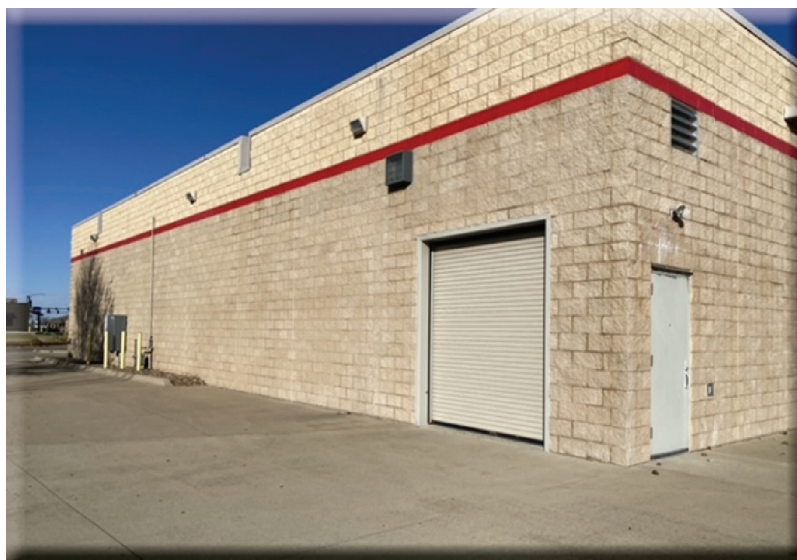
Former Advance Auto Parts Store

719 N. Grand Avenue

PROPERTY INFORMATION

MOUNT PLEASANT, IOWA

- ▶ Approximately 6,895 Square Feet Available For Sublease
- ▶ Sublease Rate:
\$12.00 PSF NNN
- ▶ Sublease Term Through
1/31/2024
- ▶ Excellent Visibility, Building
Signage & Frontage to Primary
Road
- ▶ 30 Parking Spaces
- ▶ Drive-In Door
- ▶ Excellent Location - Close to
Several Commercial Businesses
- ▶ Daily Estimated Traffic Counts
(2021):
 - ◆ N. Grand Avenue/East Maple
Leaf Drive - 6,031 VPD



CONTACT:

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LOCATION INFORMATION

MOUNT PLEASANT, IOWA



Demographics (Est. 2020)	1 mile	3 miles	5 miles
Population	2,277	9,488	10,865
Households	1,730	3,595	4,738
Avg. HH Income	\$53,005	\$55,607	\$58,587
Median HH Income	\$39,697	\$40,217	\$44,200

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