## **COMMERCIAL LOT**

**Medical Office Park Development** 

# FOR SALE OR LEASE

3 2662 8th Street SW, Altoona, IA 50009



FOR SALE: 1.25 ACRES +/-

FOR LEASE: 10,000 SF +/- (BUILD TO SUIT)

### **PROPERTY INFORMATION**

• Sale Price: \$16.50/SF

Approx. size is 1.25 AC +/-

• Zoned C-2

#### TRAFFIC COUNT

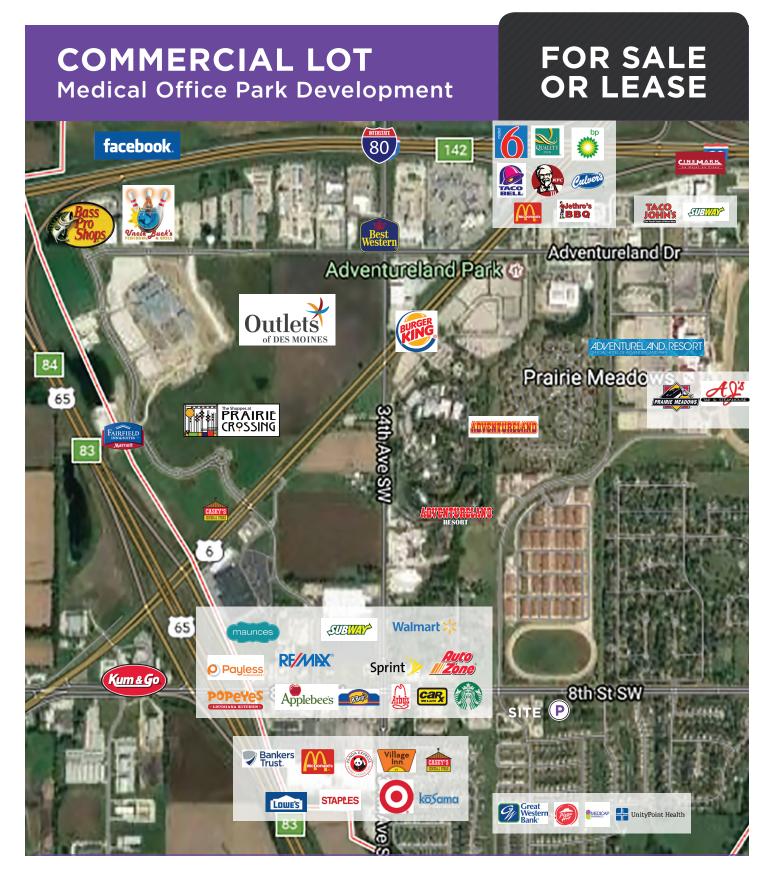
• 8th Street 20,800 vp

	1 Mile	3 Miles	5 Miles
POPULATION	3,306	3,4713	70,580
TOTAL HOUSEHOLDS	1,343	13,368	26,714
AVERAGE HOUSEHOLD INCOME	\$83,220	\$70,645	\$66,445

#### **ADDITIONAL INFORMATION:**

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