



108 NE 3RD ST, LEON, IA

108 NE 3RD STREET
LEON, IA 50144

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Property Summary



OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$530,000 |
| Lot Size: | 20,000 SF |
| Year Built: | 1988 |
| Building Size: | 17,125 SF |
| Renovated: | 2005 |
| Price / SF: | \$30.95 |

PROPERTY OVERVIEW

Great opportunity for an Owner / User to acquire a 17,125 SF retail property in the heart of Leon, IA.

PROPERTY HIGHLIGHTS

- 17,125 SF Retail Building
- [2] Management Offices
- [1] Employee Break Room
- [2] Public Restrooms
- [1] 9'-0" Double Door with Loading Dock
- Largest Photovoltaic System in the Region
- Leon is the County Seat of Decatur County
- Purchase Below Replacement Cost
- New state-of-the-art 55 KW micro- inverted photovoltaic system producing in excess of 60,000 Kilowatt Hours per year.

Complete Highlights



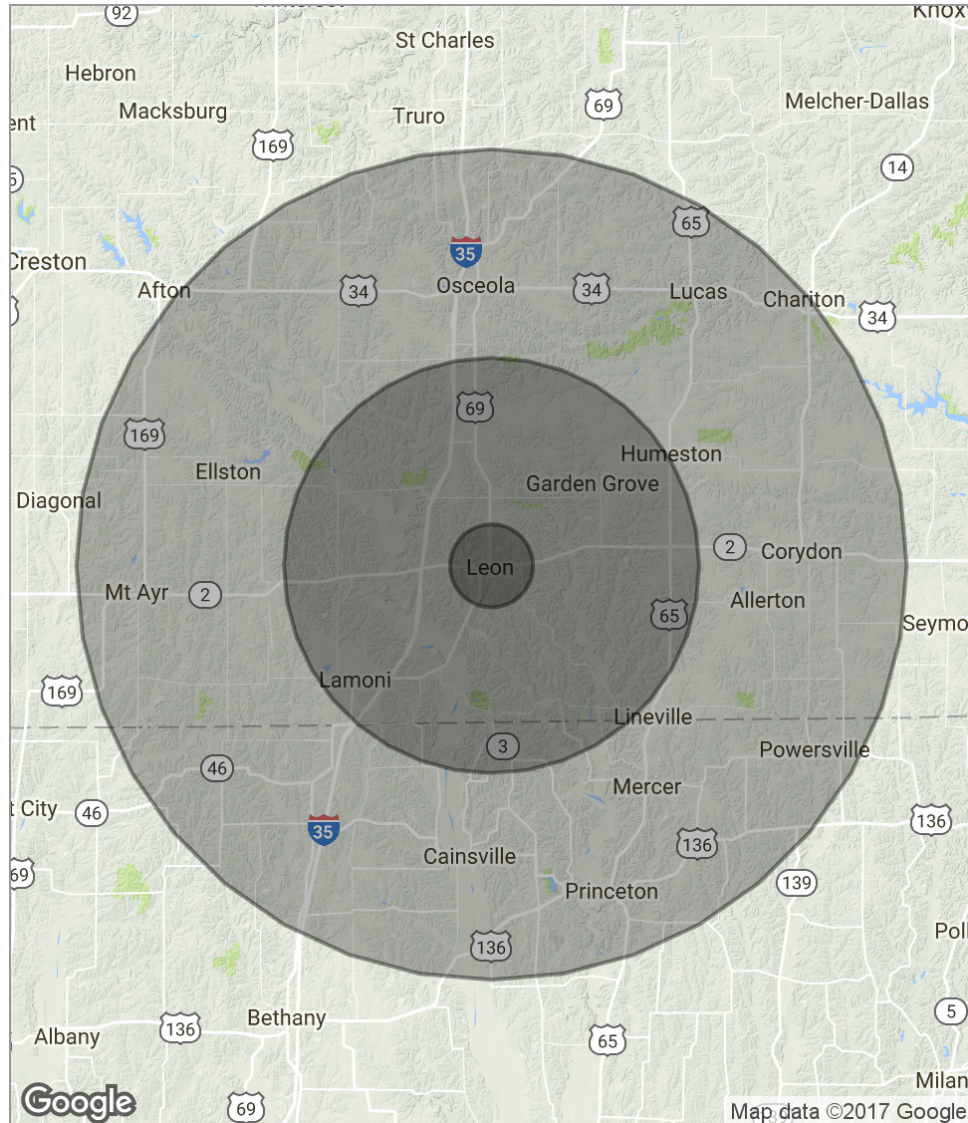
SALE HIGHLIGHTS

- 17,125 SF Retail Building
- [2] Management Offices
- [1] Employee Break Room
- [2] Public Restrooms
- [1] 9'-0" Double Door with Loading Dock
- Largest Photovoltaic System in the Region
- Leon is the County Seat of Decatur County
- Purchase Below Replacement Cost
- New state-of-the-art 55 KW micro- inverted photo-voltaic system producing in excess of 60,000 Kilowatt Hours per year.
- Building includes recently installed occupancy sensors, LED external lights, water heater, and high efficiency HVAC units. These efficiencies position this property to meet the needs of the new user while also reducing the operating costs.

LOCATION HIGHLIGHTS

- Located in the county seat of Decatur county, Iowa, in the heart of Leon's municipality center, 108 NE 3rd is ideally placed as the anchor retail outlet for the city and county. With a surrounding population of over 10,000 people with nearly 4,000 households and families, 108 NE 3rd street is the only retail building of its class to service communities within 500 square miles.
- Centrally located between Lamoni and Osceola, 108 NE 3rd services consumers from Davis City, Leon, Lamoni, Corydon, and Osceola. Surrounded by Dollar General, Great Western Bank, Napa Auto Parts, Dairy Queen, Casey's General store, and various boutique shops and municipal services.

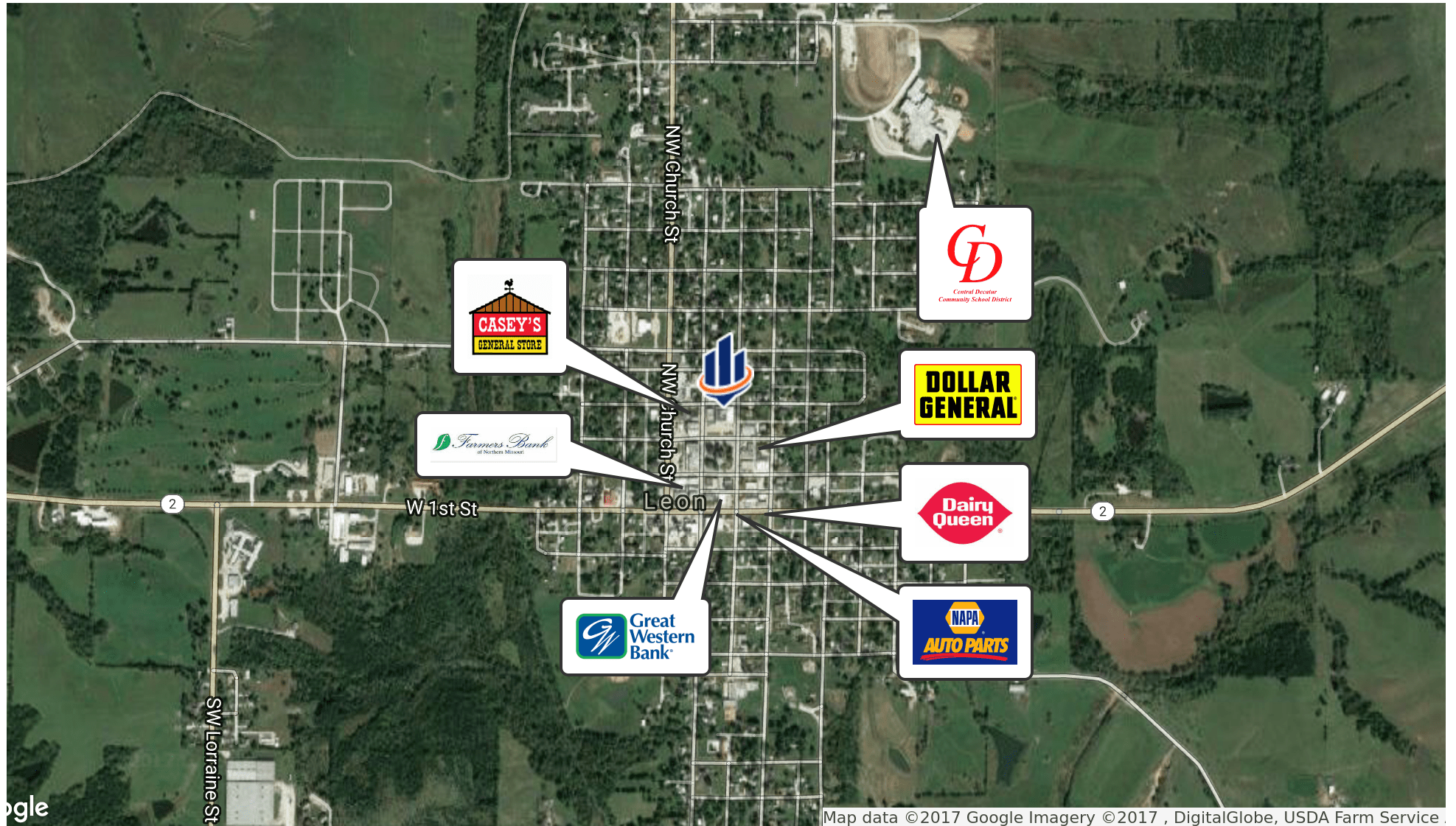
Demographics Map



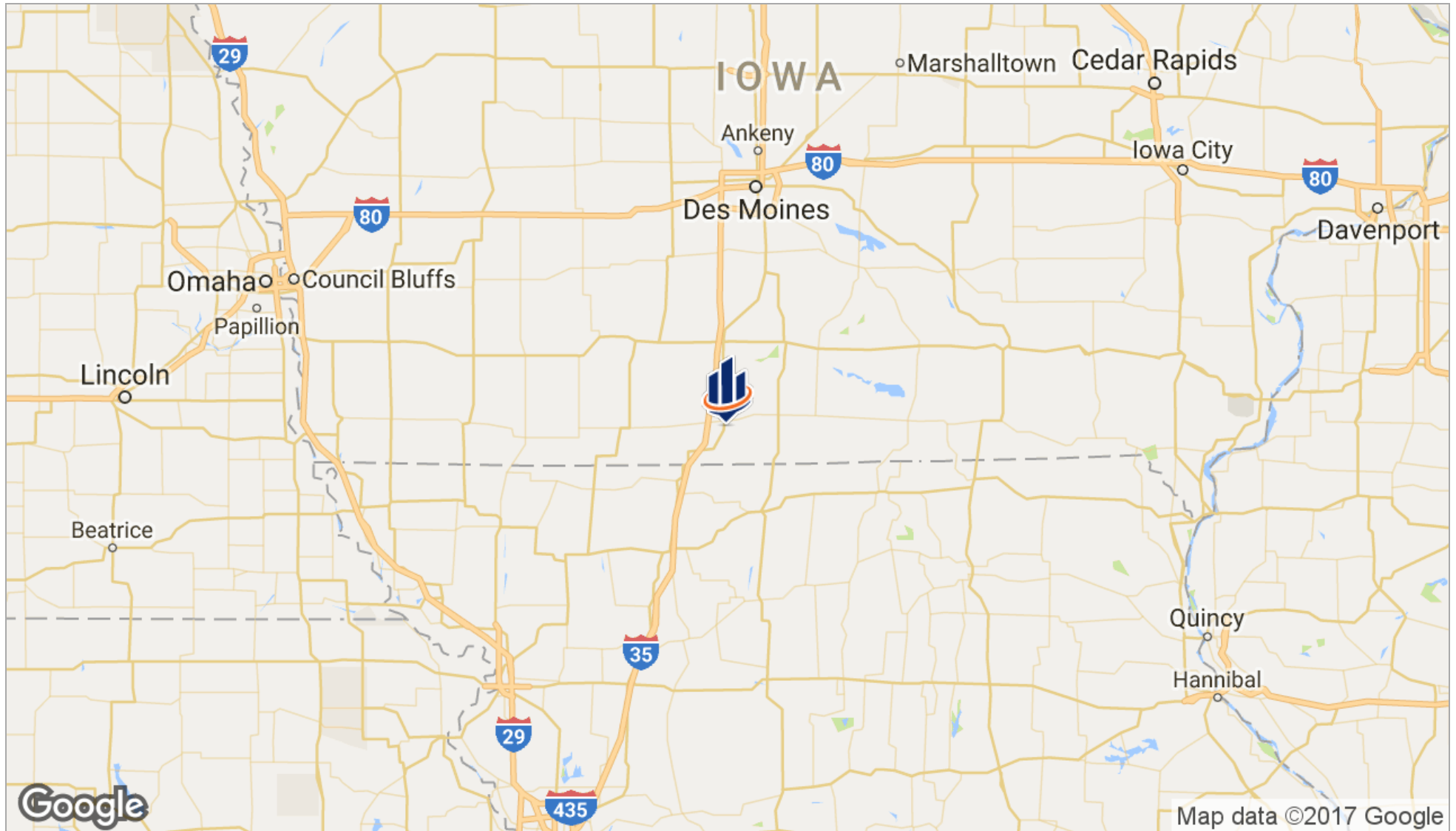
| POPULATION | 3 MILES | 15 MILES | 30 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 2,304 | 10,136 | 38,367 |
| Median age | 46.0 | 40.2 | 41.2 |
| Median age [male] | 44.5 | 38.5 | 39.2 |
| Median age [Female] | 47.8 | 41.6 | 43.0 |
| HOUSEHOLDS & INCOME | 3 MILES | 15 MILES | 30 MILES |
| Total households | 989 | 3,959 | 14,941 |
| # of persons per HH | 2.3 | 2.6 | 2.6 |
| Average HH income | \$35,561 | \$47,470 | \$51,437 |
| Average house value | \$112,453 | \$109,561 | \$105,996 |

** Demographic data derived from 2010 US Census*

Retailer Map



Regional Map



Additional Photos

