

2400 College Avenue Osceola, Iowa

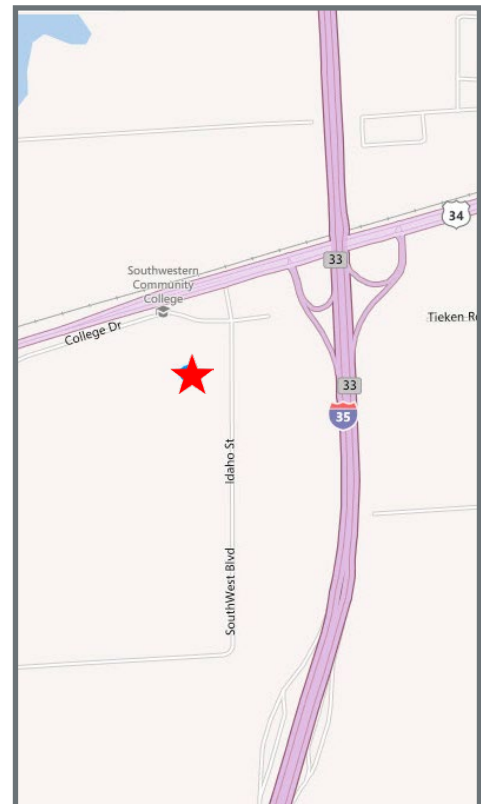
- Lot 1 | 1.94± Acres
- L-1 Light Industrial
- Retail, restaurant with drive thru, office, service & professional services
- Located at the entrance & exit ramps of I-35
- 400 Feet ± of frontage on Hwy 34
- Great visibility & access

Demographics	City	County
Est. Population:	4,929	9,286
Est. Median Income:	\$48,069	\$34,474

For more information:

Carl LaSala

+1 913 956 5805
carl@nai-heartland.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

4400 College Blvd Suite 170
Overland Park, Kansas 66211
+1 913 362 1000
nai-heartland.com

2400 College Ave | Osceola, IA
 Site Plan

