

# VILLAGE SQUARE

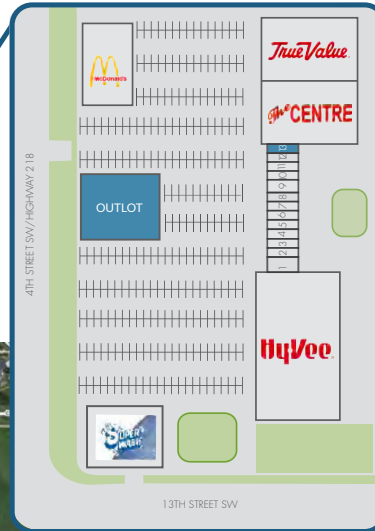
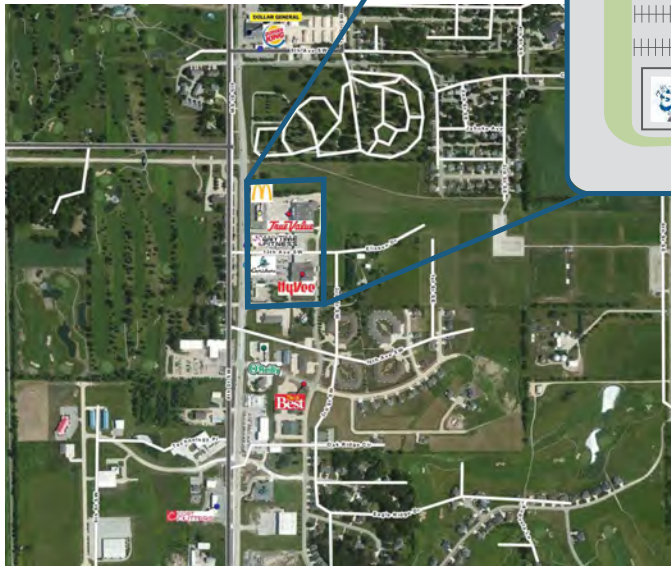
1311 4<sup>th</sup> Street SW – Waverly, IA 50677

● Vacant ● Occupied

Hy-Vee Food Store	ANCHOR B	54,748 SF
Neighborhood Closet	Bay 1	2,100 SF
Angela Nails	Bay 2	1,400 SF
Anytime Fitness	Bay 3-5	4,200 SF
Cedar Valley Medical	Bay 6	1,400 SF
Edward Jones	Bay 7	1,400 SF
Cedar Valley Medical	Bay 8	1,200 SF
China Buffet	Bay 9-10	2,400 SF
State Farm Insurance	Bay 11	1,320 SF
Great Clips	Bay 12	1,080 SF
<b>Available</b>	<b>Bay 13</b>	<b>1,200 SF</b>

## OWNED BY OTHERS

True Value	25,484 SF
City Centre	25,484 SF
Super Wash	
McDonalds	



## DEMOGRAPHICS

### PRIMARY MARKET RADIUS

Miles	Population	Households
1 Mile Radius	8,783	3,138
3 Mile Radius	13,365	5,032
5 Mile Radius	22,420	8,664

### INCOME PER HOUSEHOLD

Miles	Average HHI	Medium HHI
1 Mile Radius	\$72,199	\$60,741
3 Mile Radius	\$73,729	\$62,657
5 Mile Radius	\$75,743	\$62,930

### MEDIAN AGE

Miles	Age
1 Mile Radius	36.1
3 Mile Radius	38.0
5 Mile Radius	39.9

### OTHER INFORMATION

Total Leasable SF	72,448
Parking Ratio per 1,000 SF	5:1
Traffic Count (Est. Daily Average)	16,400

For Further Information Contact  
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