

Property Summary



1829 NW 86th St

Clive, Iowa 50325

Property Highlights

- Great Retail Corridor
- High Traffic/Visibility (24k daily)
- High Avg Household Income
- TC3 Zoning (Town Center)

Property Description

A fantastic retail location in Clive, this 3000 square foot building is zoned TC3 Town Center. Large windows span the front of the building along 86th St, with daily traffic volume just over 24,000. Steel roof and siding make provide a low maintenance exterior, while HVAC systems are approximately 2 years old. Average household income is \$97,000 within a 2 mile radius, and over \$112,000 in a 5 mile radius.

OFFERING SUMMARY

Sale Price	\$480,000
Lot Size	0.28 Acres
Building Size	3,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
2 Miles	39,952	\$96,730
5 Miles	201,189	\$112,614
10 Miles	464,659	\$110,193

For more information

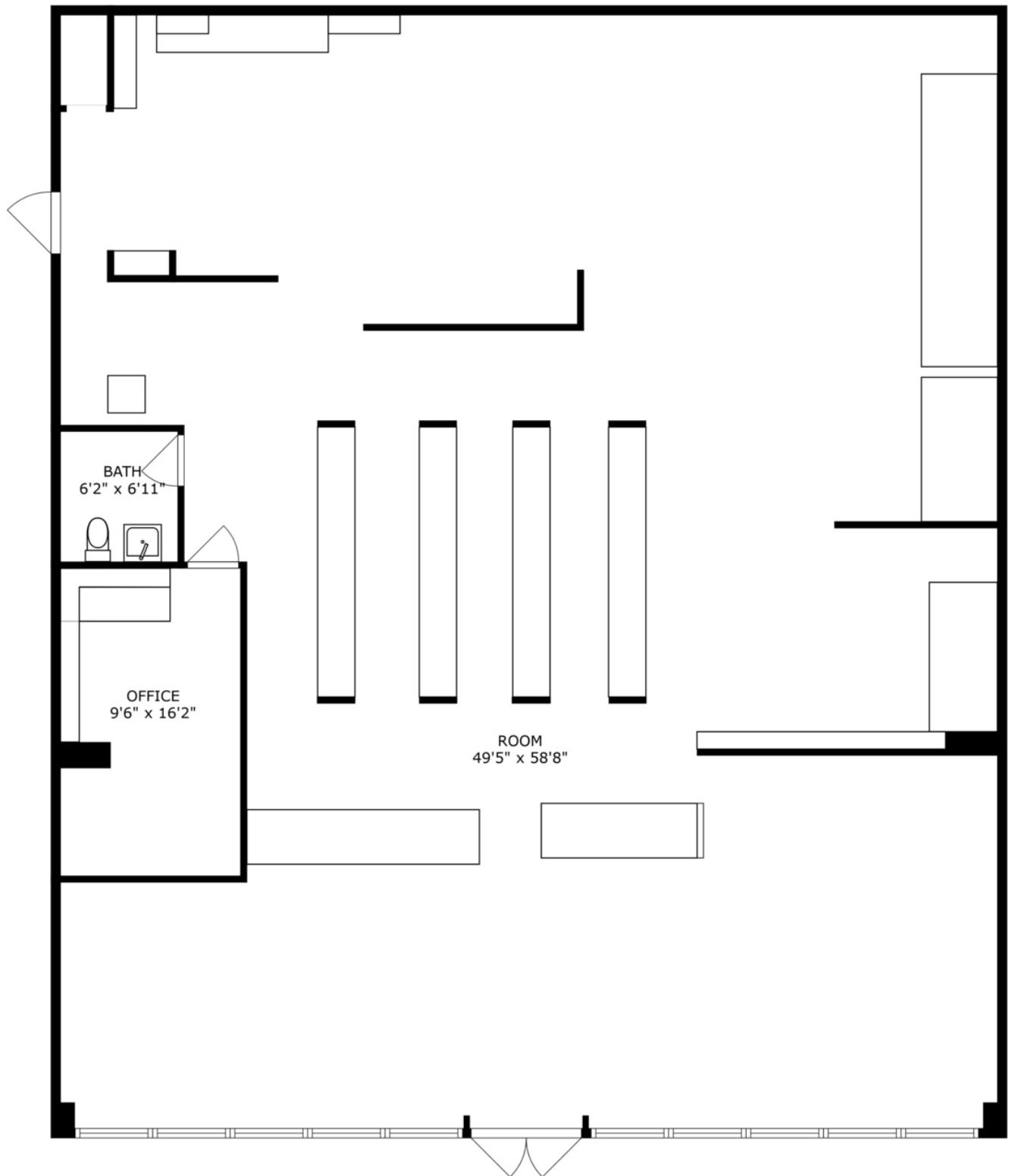
Matt T. Connolly

O: 515 975 9600
mconnolly@iowarealtycommercial.com

Chris Fultz

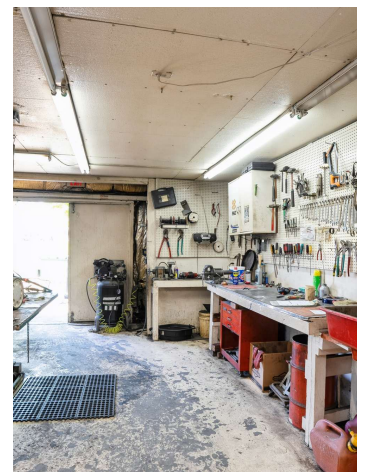
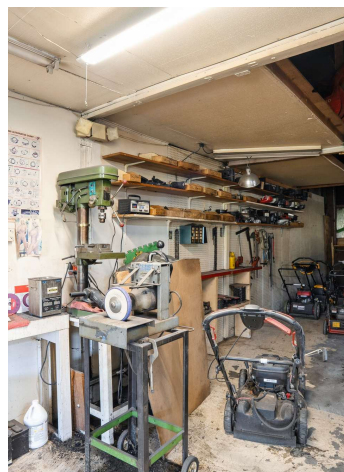
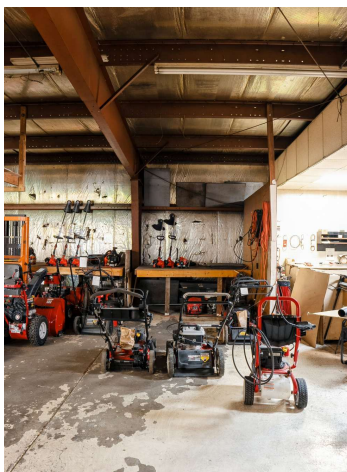
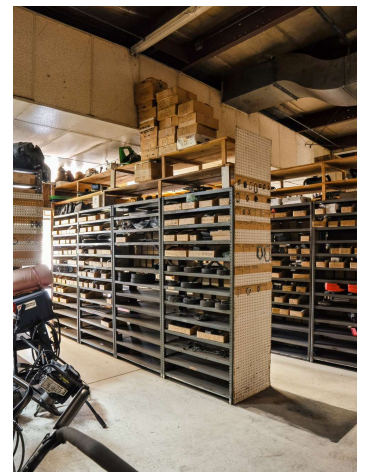
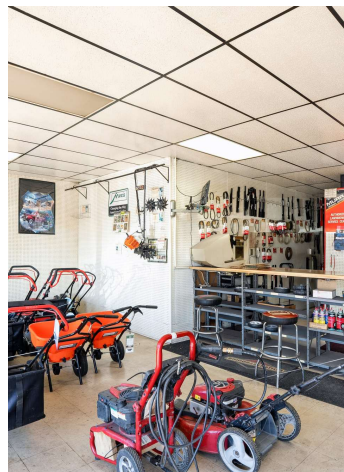
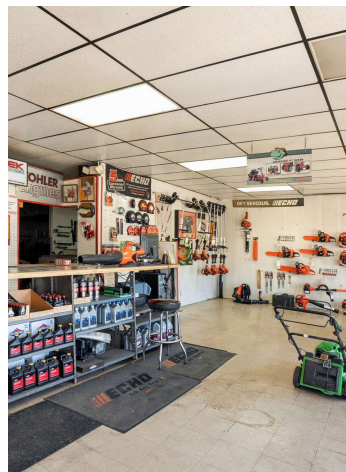
O: 319 331 3191
cfultz@iowarealtycommercial.com

Floor Plan

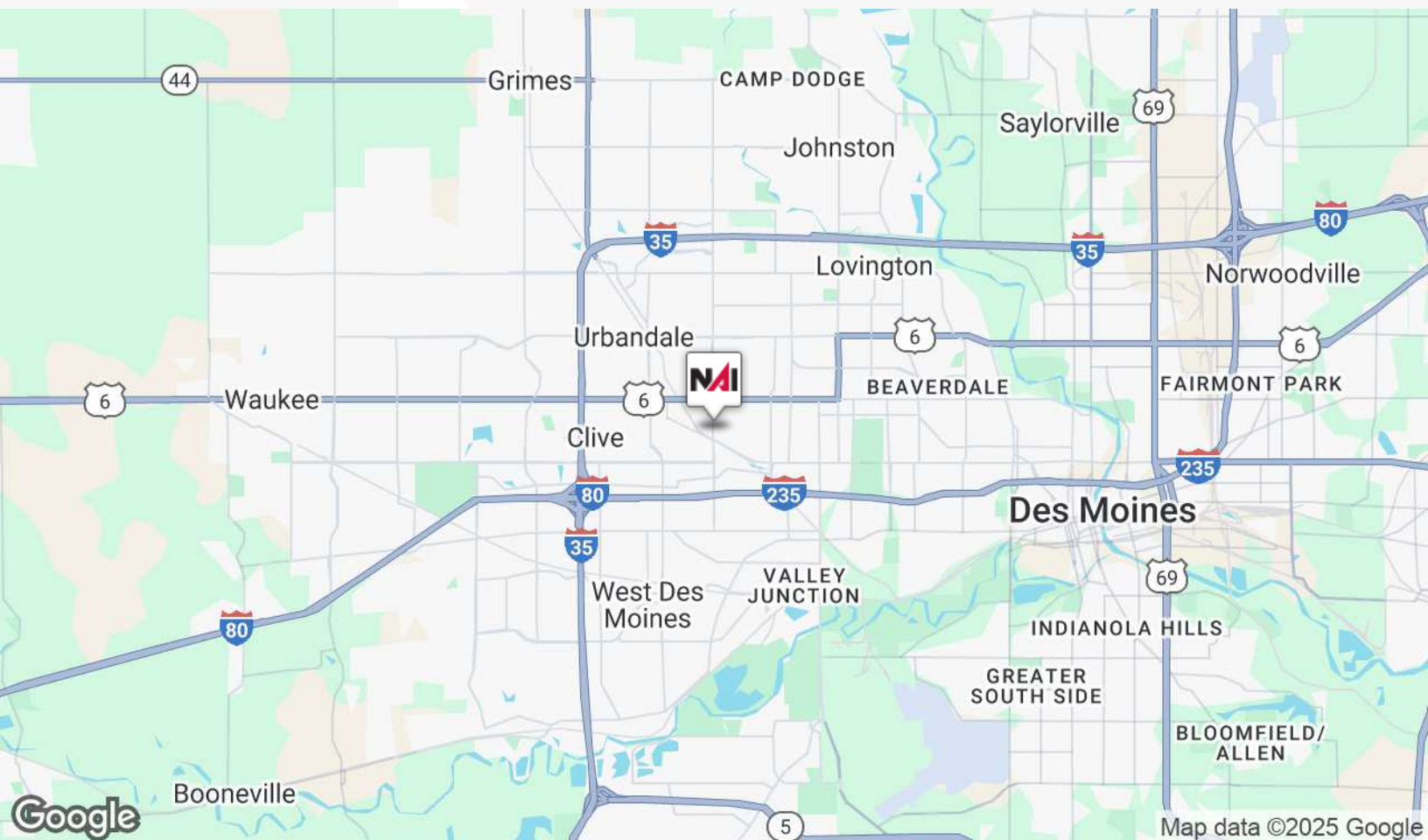
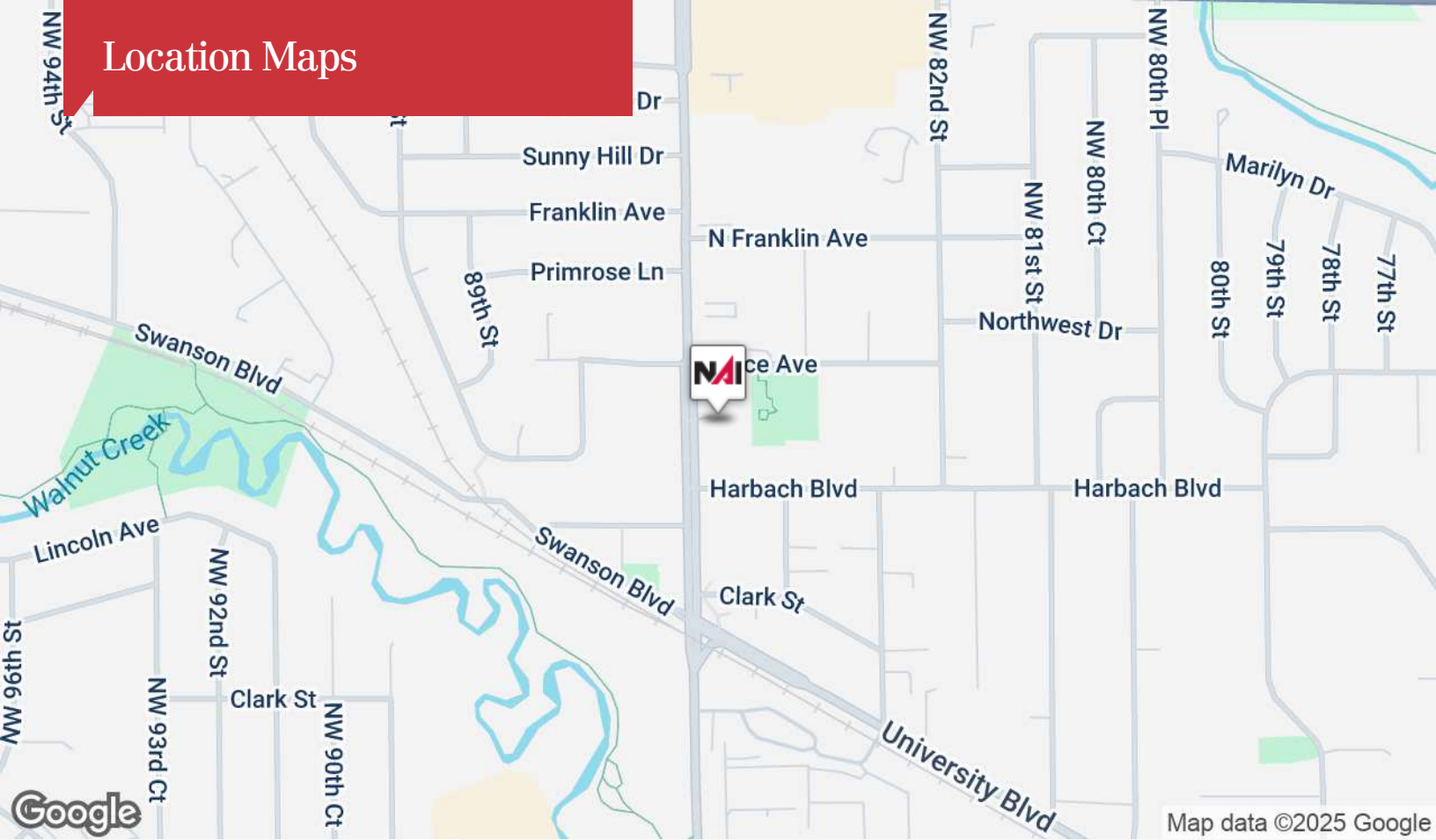


SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

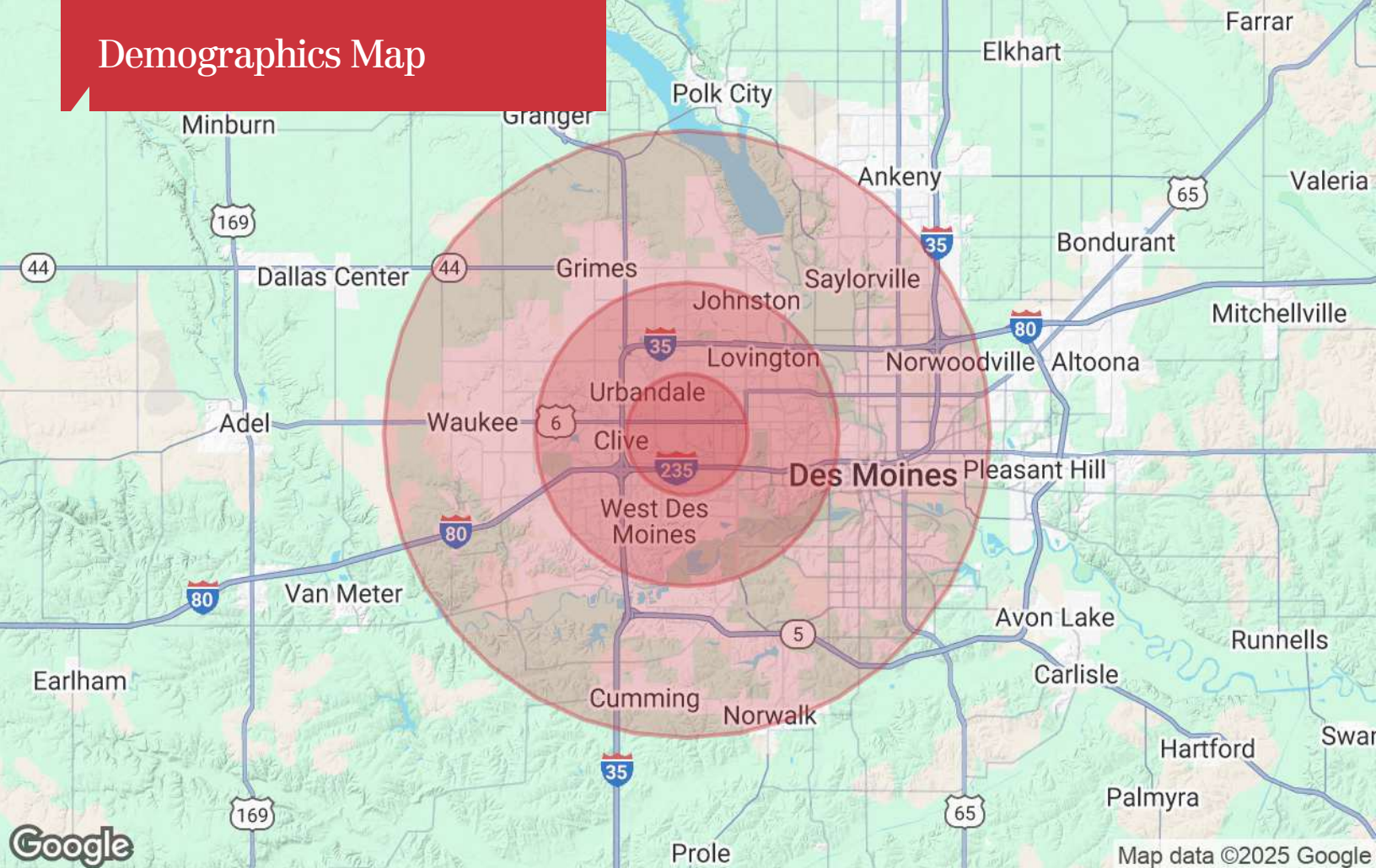
Additional Photos



Location Maps



Demographics Map



Population

	2 Miles	5 Miles	10 Miles
TOTAL POPULATION	39,952	201,189	464,659
MEDIAN AGE	41	40	38
MEDIAN AGE (MALE)	39	38	37
MEDIAN AGE (FEMALE)	42	41	39

Households & Income

	2 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	17,537	85,498	188,171
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$96,730	\$112,614	\$110,193
AVERAGE HOUSE VALUE	\$266,167	\$311,328	\$311,146

* Demographic data derived from 2020 ACS - US Census