

For Sale

Commercial Land

8.3 Acres

2300 Broadway Street

Granger, Iowa 50109

Property Description

8 Acre Development Site
Adjacent To Fareway Future Store Location
Hwy 17 High Traffic Corner
PUD Zoning For Office, Retail, Mixed Use
City May Consider Industrial/Flex

OFFERING SUMMARY

Sale Price	\$3,617,300
Lot Size	8.3 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	236	\$160,677
5 Miles	13,556	\$141,049
10 Miles	102,529	\$120,705

For more information

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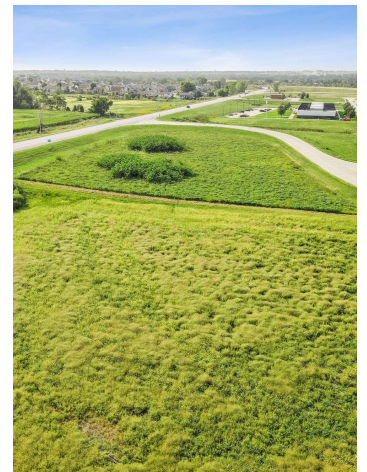
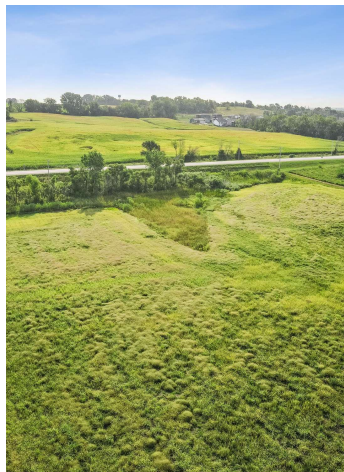
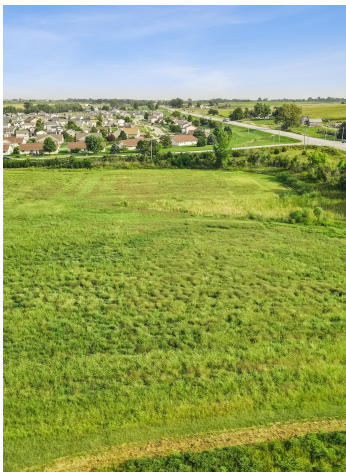
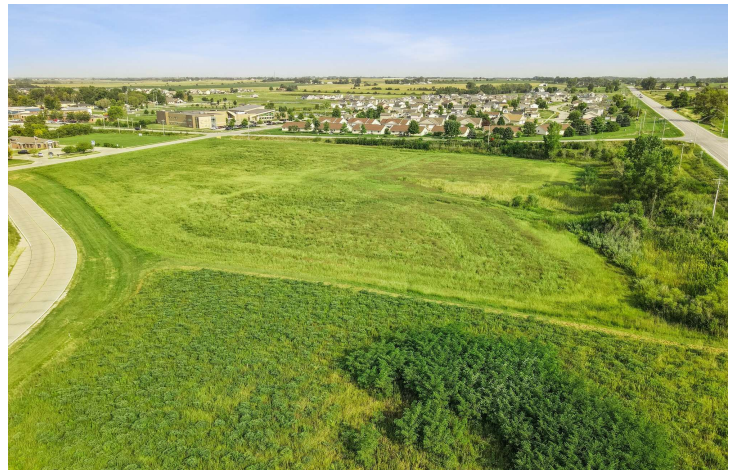
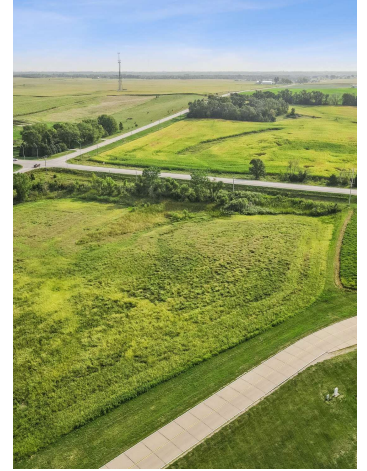
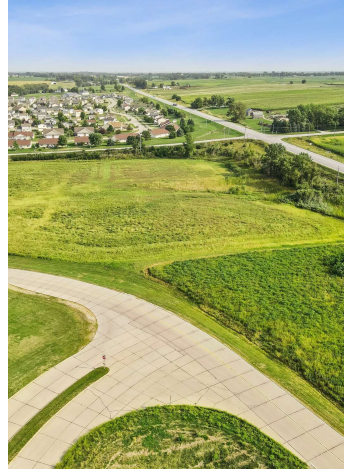
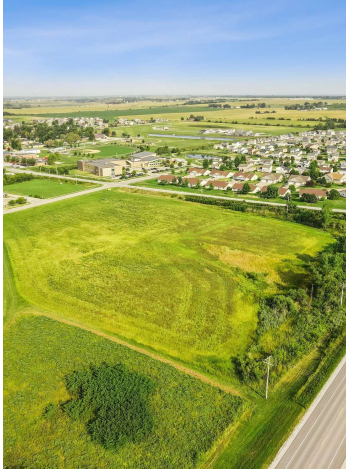
Chris Fultz

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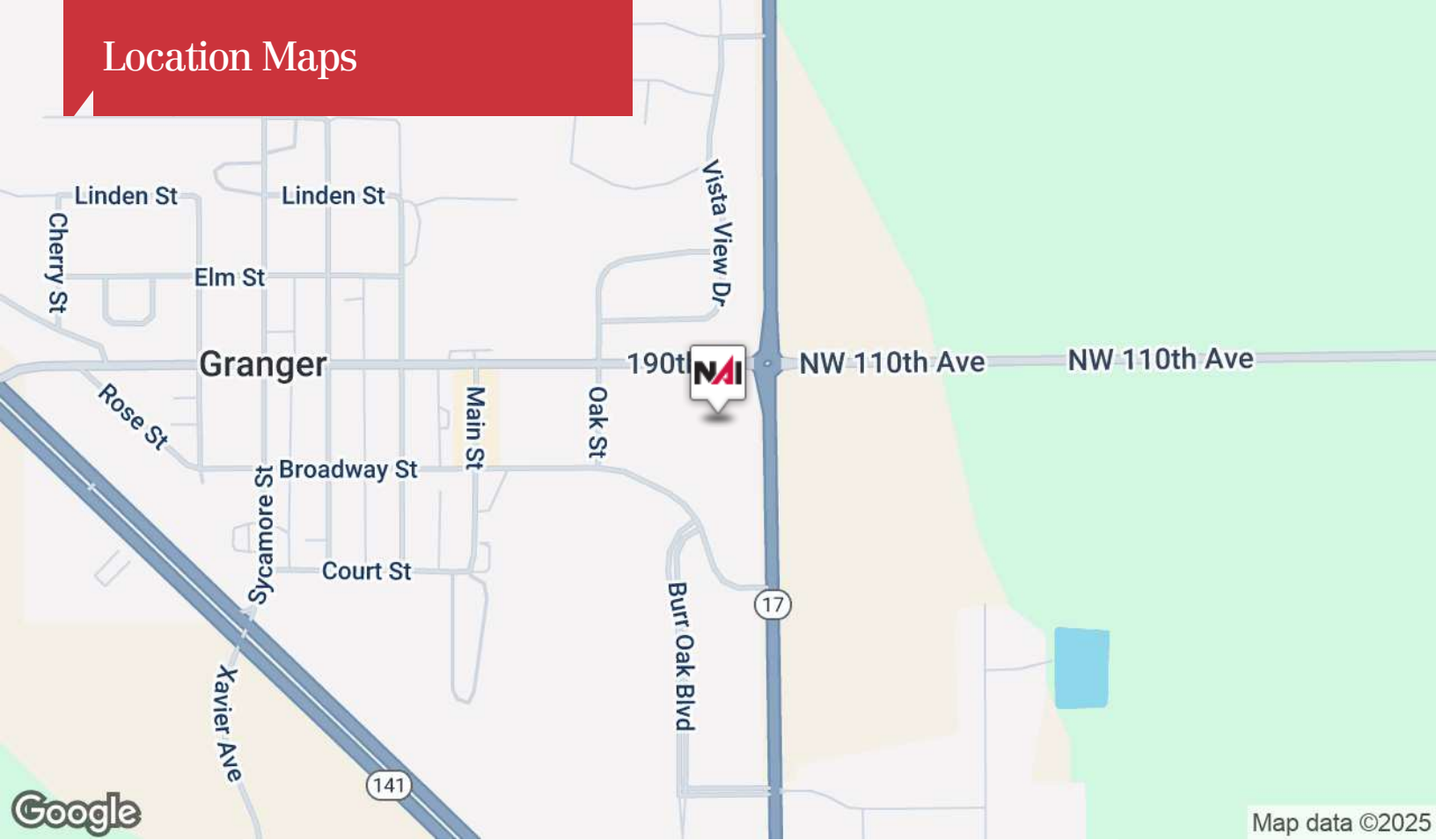
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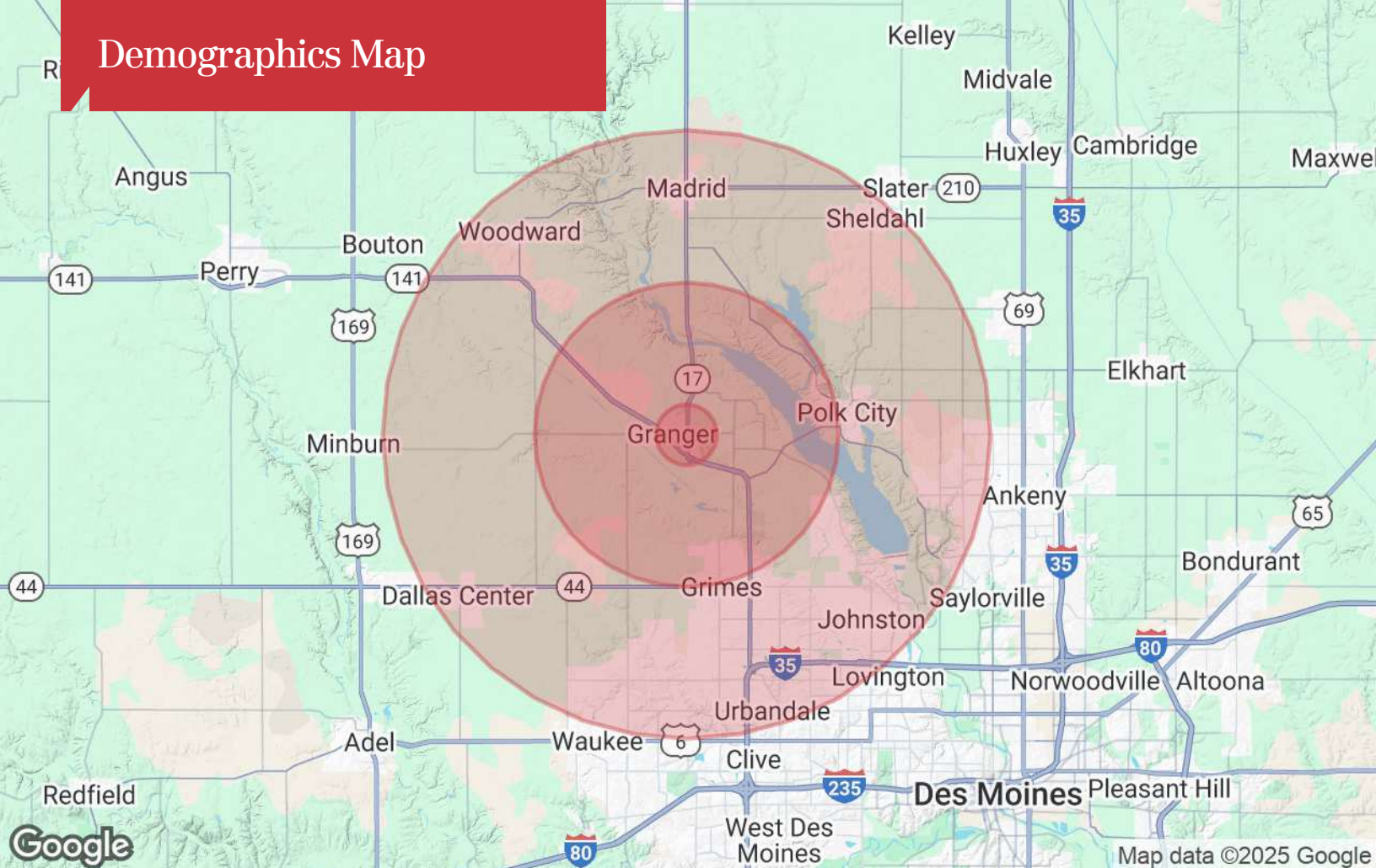
8.3 Acres | \$435,819 / AC



Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	236	13,556	102,529
MEDIAN AGE	39.2	36.6	38.2
MEDIAN AGE (MALE)	36.7	35.5	37.2
MEDIAN AGE (FEMALE)	41.4	38.4	39.4

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	80	4,794	39,417
# OF PERSONS PER HH	3.0	2.8	2.6
AVERAGE HH INCOME	\$160,677	\$141,049	\$120,705
AVERAGE HOUSE VALUE	\$338,635	\$298,205	\$288,361

* Demographic data derived from 2020 ACS - US Census