For Sale

Office

18,460 SF

202 W State St

Marshalltown, Iowa 50158

Property Highlights

- TIF Funds Likely Available
- Building SF: 18,460 SF
- Two Existing Tenants In 6264 SF

Property Description

Downtown multitenant office, 18,460 SF building, conveniently located downtown and a short walk from the square and Marshall County Courthouse. City-designated Revitalization Area & Urban Renewal Area.

OFFERING SUMMARY	
Sale Price	$955,000
Lot Size	0.51 Acres
Building Size	18,460 SF

DEMOGRAPHICS		
Stats	**Population**	**Avg. HH Income**
1 Mile	10,214	$73,006
3 Miles	27,605	$85,540
5 Miles	29,324	$86,585

For more information

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Office Building

18,460 SF | $955,000

NAI Iowa Realty Commercial

Commercial Real Estate Services, Worldwide.

3521 Beaver Avenue
Des Moines, IA 50310
515 222 0000 tel
iowacommercial.com

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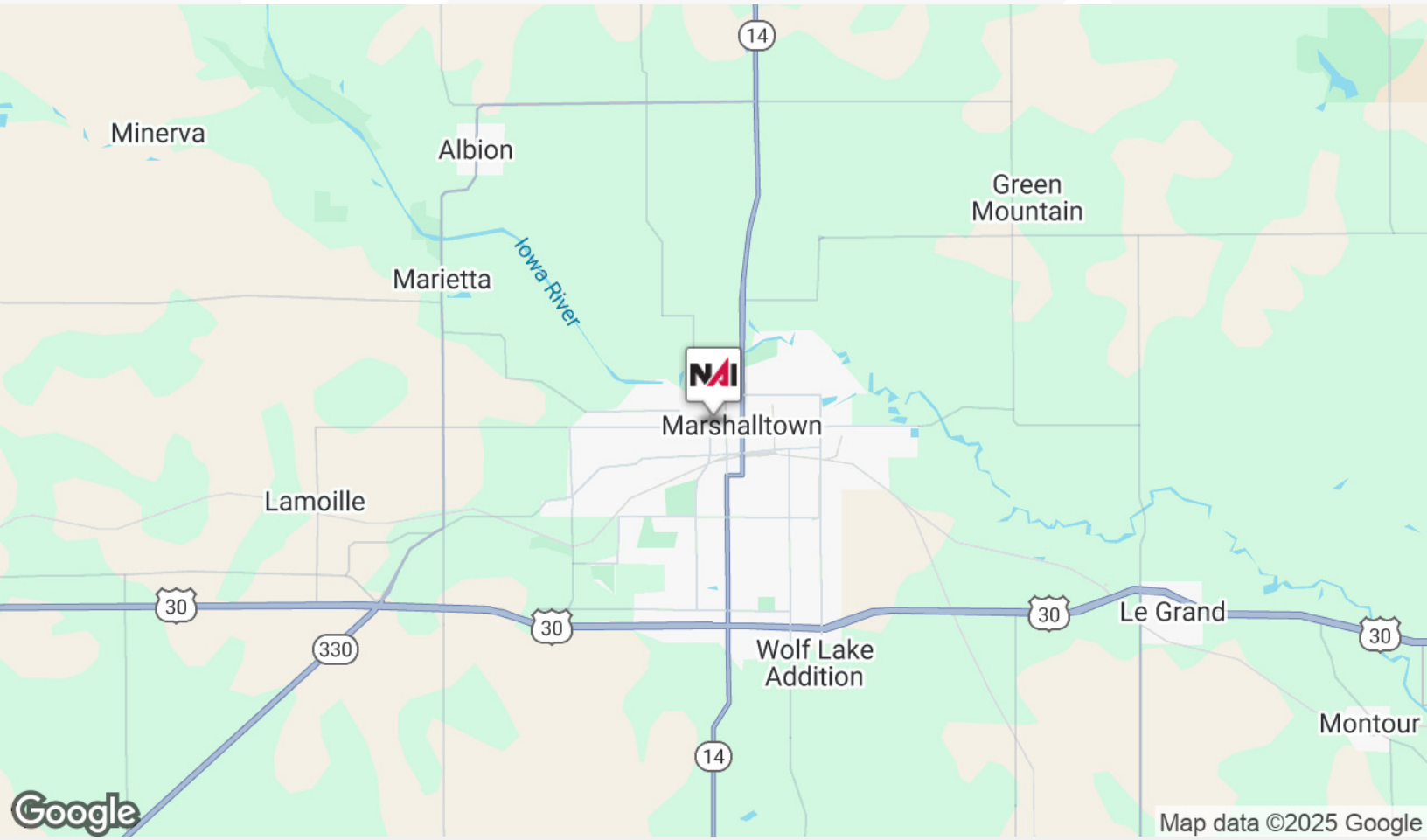
Office Building

18,460 SF | $955,000



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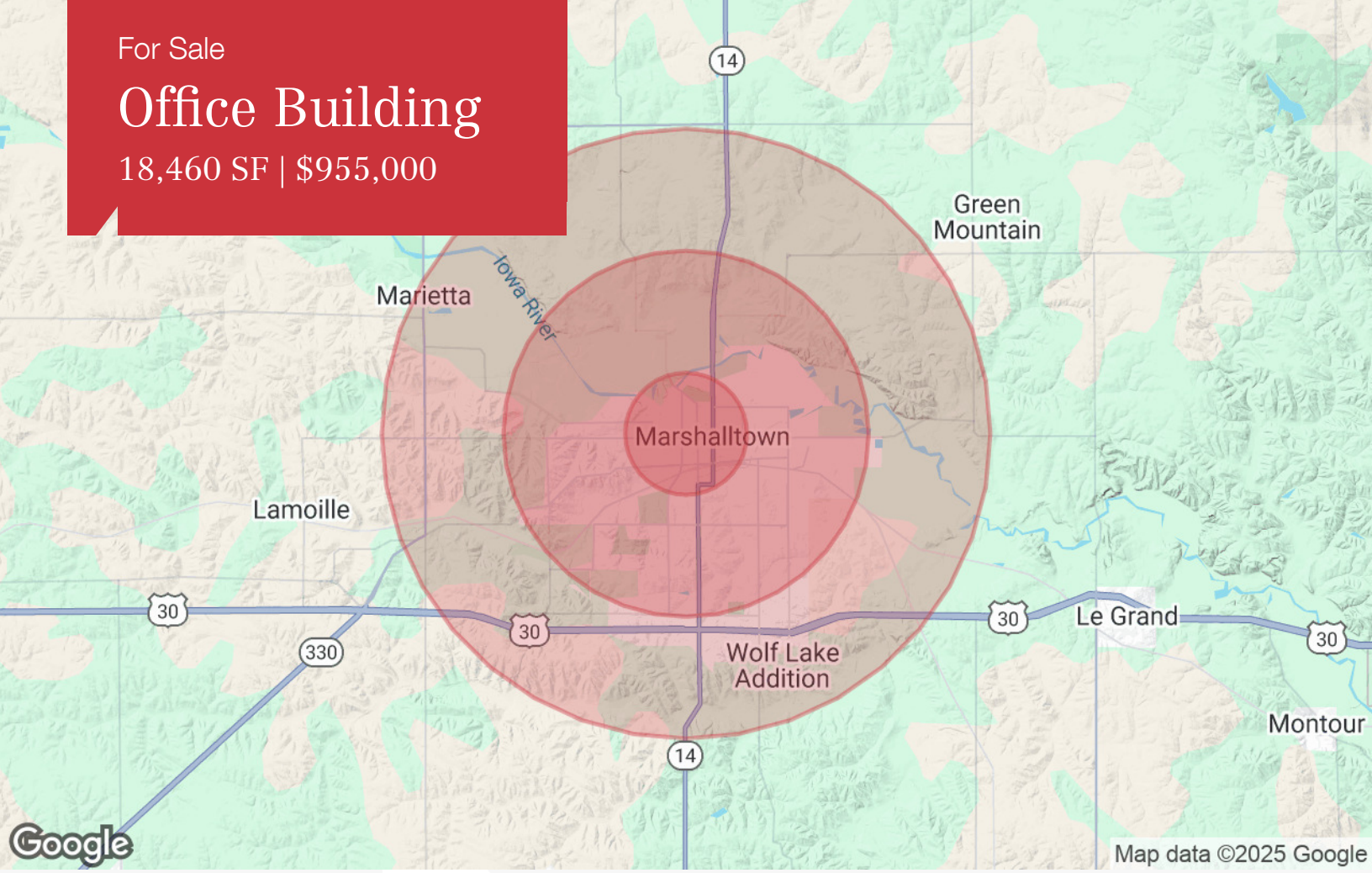

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,214	27,605	29,324
MEDIAN AGE	36	40	40
MEDIAN AGE (MALE)	36	39	39
MEDIAN AGE (FEMALE)	37	40	41

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,826	10,333	11,020
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	$73,006	$85,540	$86,585
AVERAGE HOUSE VALUE	$105,003	$145,759	$151,024

** Demographic data derived from 2020 ACS - US Census*

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