



719 N. Grand Avenue (US Business 218)
Mt. Pleasant, Iowa 52611

Property Features

- Great freestanding retail building in established retail area in north central Mt. Pleasant
- Former Advance Auto Parts
- Approx. 6,400 SF showroom, plus 495 SF shipping/receiving room with 10' OH door
- High visibility with pylon sign
- Ample parking
- Area tenants include: Walmart, Tractor Supply, Dollar General, Goodwill and more
- Area restaurants include: Pizza Hut, Taco Bell, McDonald's, KFC and others
- Sale Price: \$900,000 Taxes: \$18,200 (2022)
- Lease: \$12.00 PSF NNN Operating: \$2.64 PSF



Richard H. Weinstein

Vice President/Director

direct: 563.823.5124

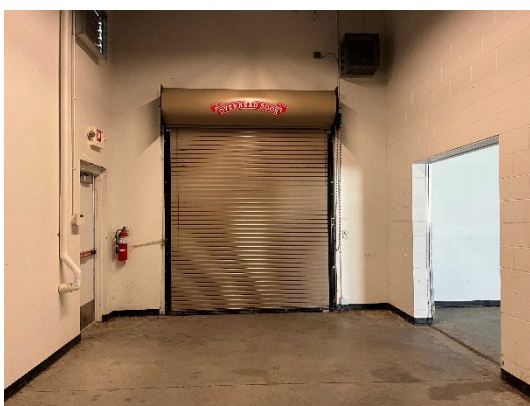
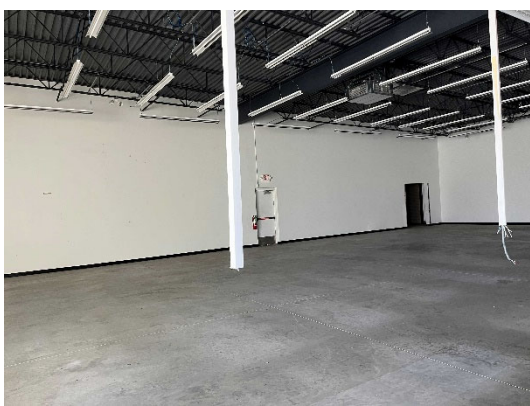
email: rweinstein@ruhlcommercial.com

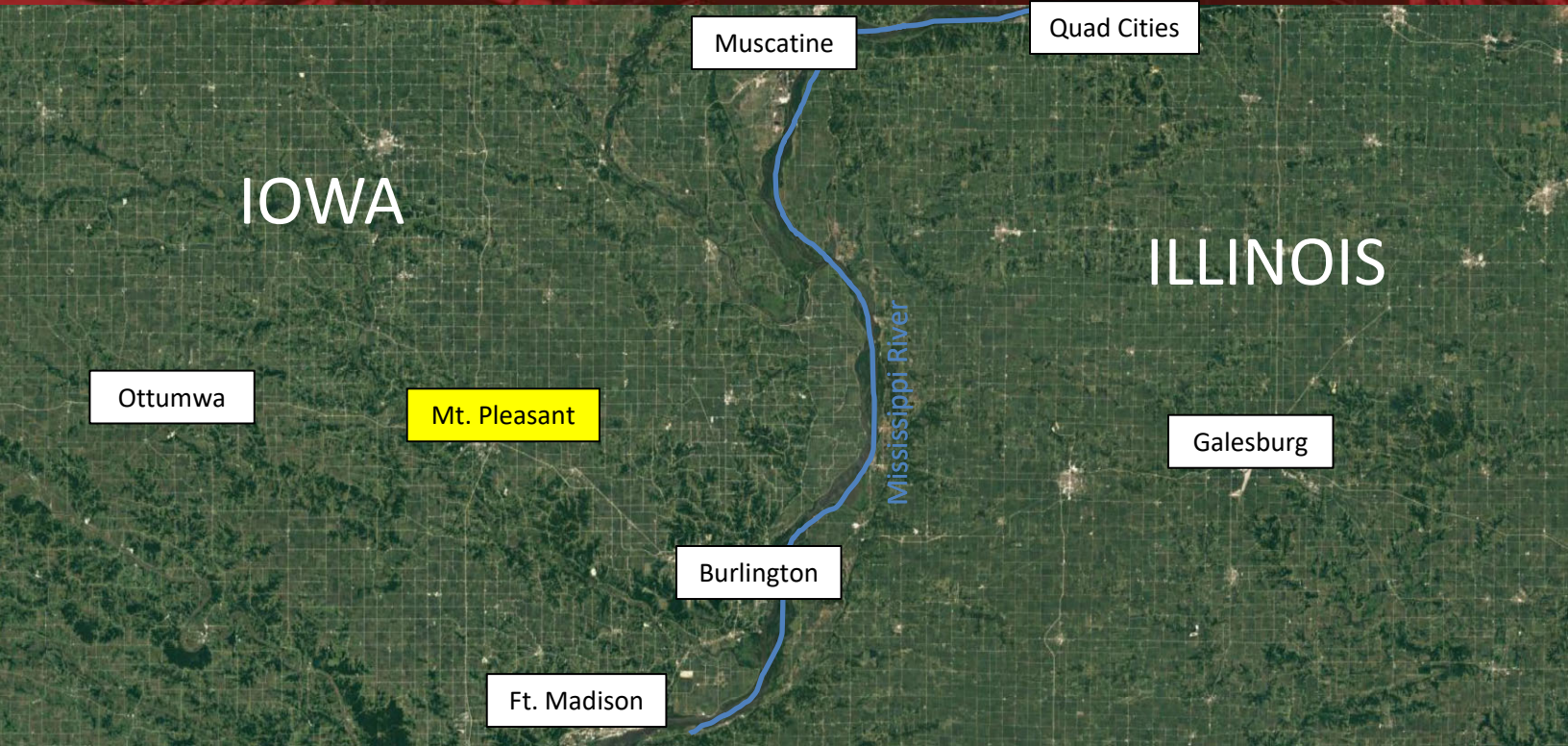
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING 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.

UPDATED: #####

5111 Utica Ridge Road
Davenport, IA 52807
563 355 4000

ruhlcommercial.com





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,289	10,089	11,116
Households	1,540	3,520	3,920
Median HH Income	\$60,413	\$62,846	\$65,104
Average HH Income	\$84,285	\$87,943	\$90,965



Richard H. Weinstein

Vice President/Director

direct: 563.823.5124

email: rweinstein@ruhlcommercial.com