

FOR SALE

1.04 Acre Walmart Outparcel

RETAIL



PROPERTY INFO

2700 4TH ST SW, WAVERLY IA
STORE #1005

- + C-2 Commercial District
- + Retail, restaurant with Drive-Thru or office
- + The County Seat of Bremer County
- + Great access and visibility from Hwy 218, close to most area businesses.



Total Population

5 Minutes	4,857
10 Minutes	12,094
15 Minutes	18,073

Number of Households

5 Minutes	1,633
10 Minutes	4,560
15 Minutes	7,128

Average HH Income

5 Minutes	\$79,744
10 Minutes	\$82,830
15 Minutes	\$81,772

Source: Esri, 2018 Estimates

CONTACT US

Jim Sakanich

Senior Vice President
+1 312 297 7690
jim.sakanich@cbre.com

Tom Flynn

Senior Vice President
+1 330 670 4409
thomas.flynn@cbre.com

Yoni Zvi

Senior Vice President
+1 414 274 1618
yoni.zvi@cbre.com

CBRE, Inc.

321 N Clark St
Suite 3400
Chicago, IL 60646

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

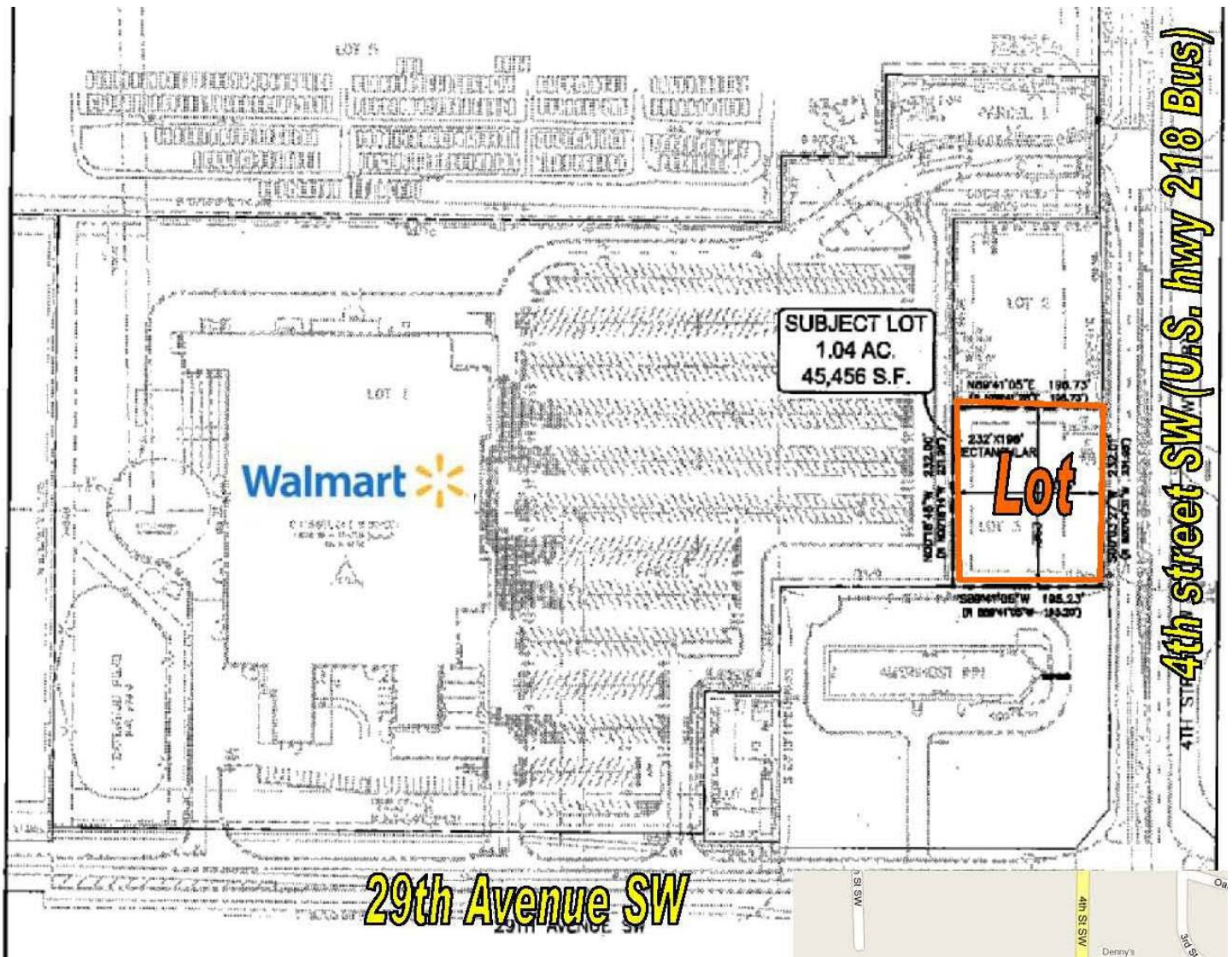
FOR SALE

1.04 Acre Walmart Outparcel

RETAIL



SITE PLAN



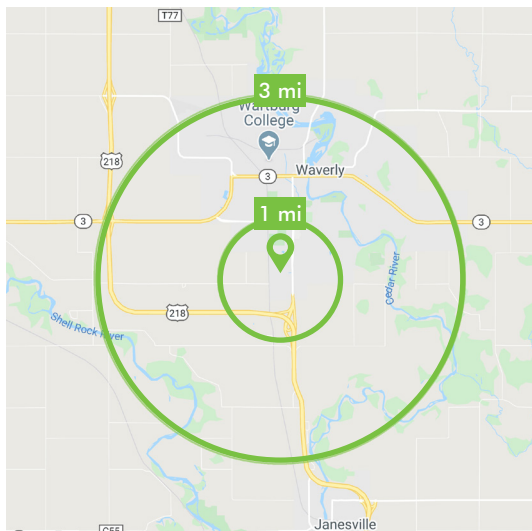
FOR SALE

1.04 Acre Walmart Outparcel

RETAIL



RETAIL TRADE AREA



Demographics

	1 Mile	3 Miles	5 Miles
Total Population	639	10,535	13,661
Number of Households	297	3,885	5,158
Average HH Income	\$91,042	\$84,200	\$85,301

Source: Esri, 2018 Estimates