

VILLAGE SQUARE

1311 4th Street SW – Waverly, IA 50677

● Vacant ● Occupied

Hy-Vee Food Store	ANCHOR B	54,748 SF
Available	Bay 1	2,100 SF
Angela Nails	Bay 2	1,400 SF
Anytime Fitness	Bay 3-5	4,200 SF
Cedar Valley Medical	Bay 6	1,400 SF
Edward Jones	Bay 7	1,400 SF
Cedar Valley Medical	Bay 8	1,200 SF
China Buffet	Bay 9-10	2,400 SF
State Farm Insurance	Bay 11	1,320 SF
Great Clips	Bay 12	1,080 SF
Available	Bay 13	1,200 SF

OWNED BY OTHERS

True Value	25,484 SF
City Centre	25,484 SF
Super Wash	
McDonalds	



DEMOGRAPHICS

PRIMARY MARKET RADIUS

Miles	Population	Households
1 Mile Radius	8,783	3,138
3 Mile Radius	13,365	5,032
5 Mile Radius	22,420	8,664

INCOME PER HOUSEHOLD

Miles	Average HHI	Medium HHI
1 Mile Radius	\$72,199	\$60,741
3 Mile Radius	\$73,729	\$62,657
5 Mile Radius	\$75,743	\$62,930

MEDIAN AGE

Miles	Age
1 Mile Radius	36.1
3 Mile Radius	38.0
5 Mile Radius	39.9

OTHER INFORMATION

Total Leasable SF	72,448
Parking Ratio per 1,000 SF	5:1
Traffic Count (Est. Daily Average)	16,400

For Further Information Contact
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