



For Lease Retail/Office Space Available

Up to ± 2,470 RSF of Retail/Office Space in Altoona

Property details

- Available space:** Max contiguous 2,470 SF
- Suite A1: **LEASED**
 - Suite B1: 1,484 SF
 - Suite B2: 986 SF

Lease rate: \$22.00 - \$25.00 RSF NNN

Estimated OPEX: Available upon request

Property information:

- Total Building Size: 6,258 SF
- Generous floor to ceiling windows fronting 8th Street SW
- 1st generation space constructed in 2018
- Located along Altoona's major East - West thoroughfare, 8th Street SW

1005 8th Street SW,
Altoona, IA 50009

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Floor plan



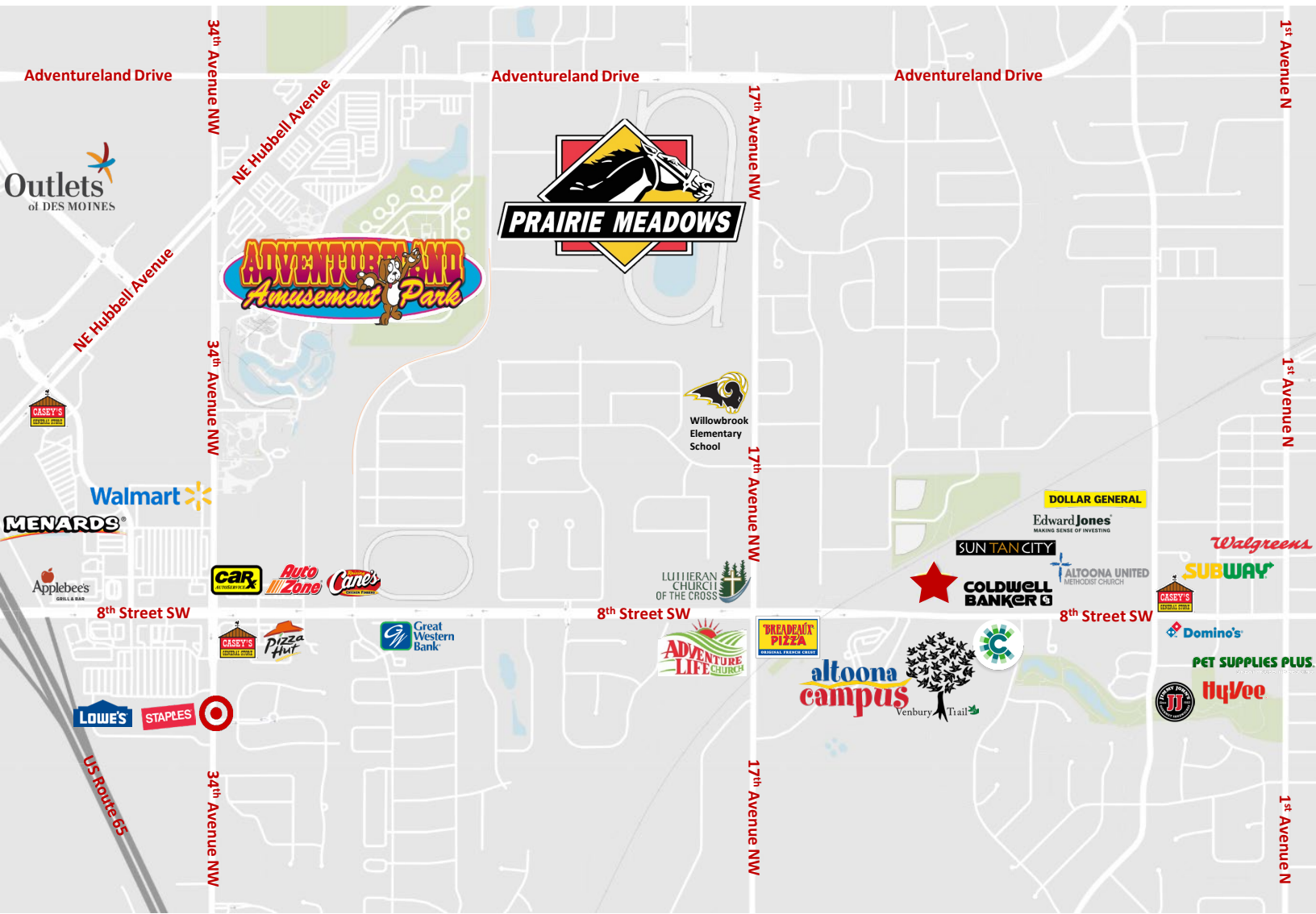
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Location



Demographics

	1 Mile	3 Miles	5 Miles
Population	9,977	25,757	64,474
Households	3,777	9,619	24,382
Average HH Income	\$94,820	\$98,535	\$83,953

Traffic counts

8th Street SW	16,300 VPD
1st Avenue N	10,800 VPD
17th Avenue NW	5,200 VPD

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