



# LEGACY

COMMERCIAL REAL ESTATE ADVISORS

In Association with Scott Reid & ParaSell, Inc. | Costa Mesa, California  
| A Licensed Iowa Broker #F06134000 |  
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1031 WEST ST, GRINNELL , IA 50112

# PHILLIPS 66

**FOR SALE: \$1,500,000**

LEGACYCREA.COM

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## GRINNELL, IA

- Single Tenant Freestanding Phillips 66 Gas Station & Convenience Store Located in Grinnell, IA
- Des Moines, IA MSA - TOP 100 MSAs - Ranked (#81) in the U.S.A.
- Located within Walking Distance to Grinnell College
- Demographics - 8,000+ People Reside within 1 Mile Radius of Site
- Nearby Iowa Valley Community College, Grinnell Community Senior High School, & UnityPoint Health - Grinnell Regional Medical Center
- Traffic Counts - 6,500+ Vehicles Pass Site Daily on West St
- Equipped with 6 Gas Pumps - 1,844 SF on 0.26 Acres
- Affluent Area - Average Household Income Exceeds \$82,000 within 3 Mile Radius of Site

### PROPERTY DETAILS

Building Area:	1,844 SF
Land Area:	0.26 Acres
Price:	\$1,500,000
Price (PSF):	\$813.44

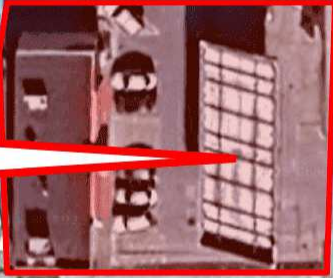
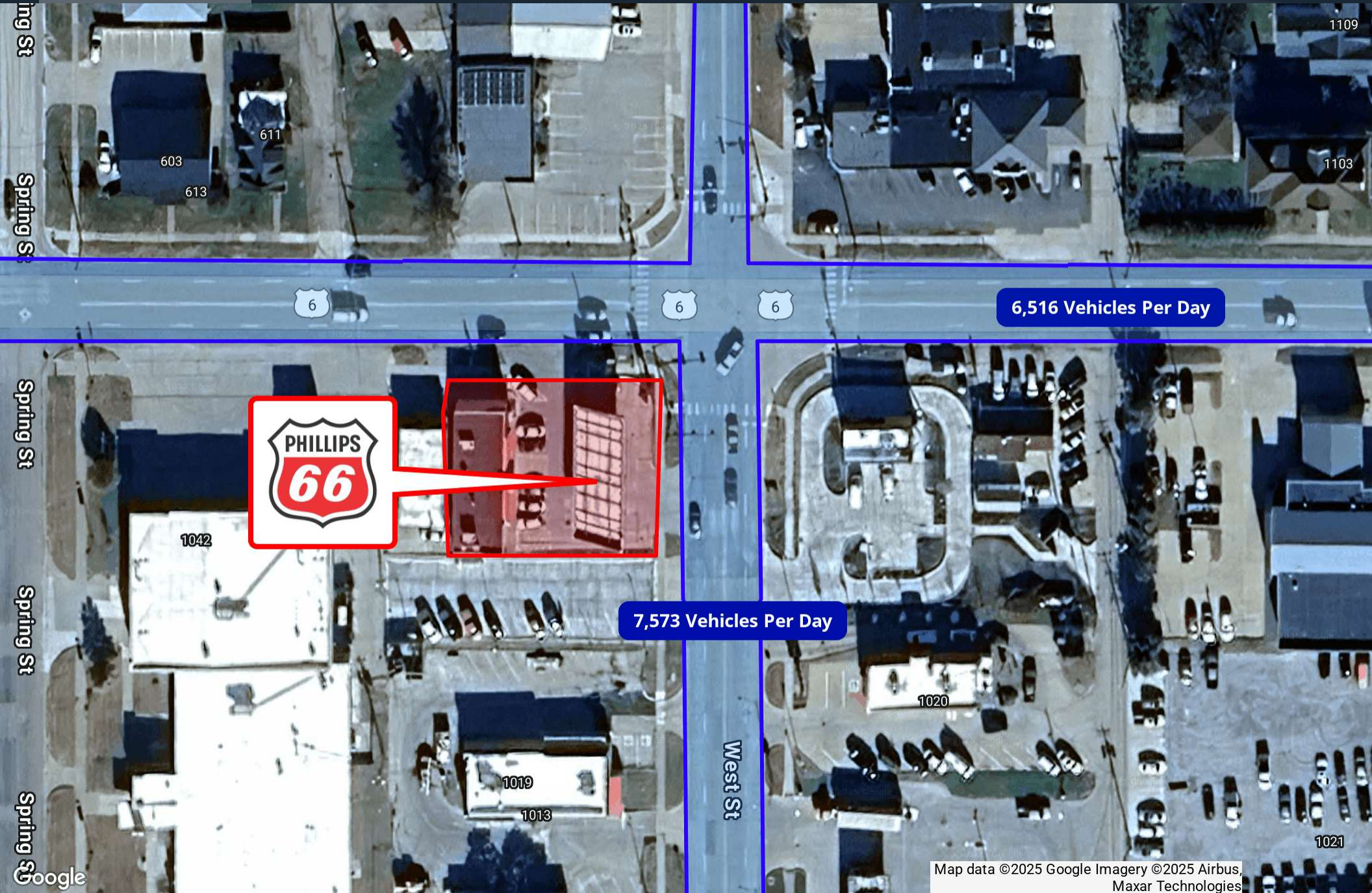






Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



6,516 Vehicles Per Day

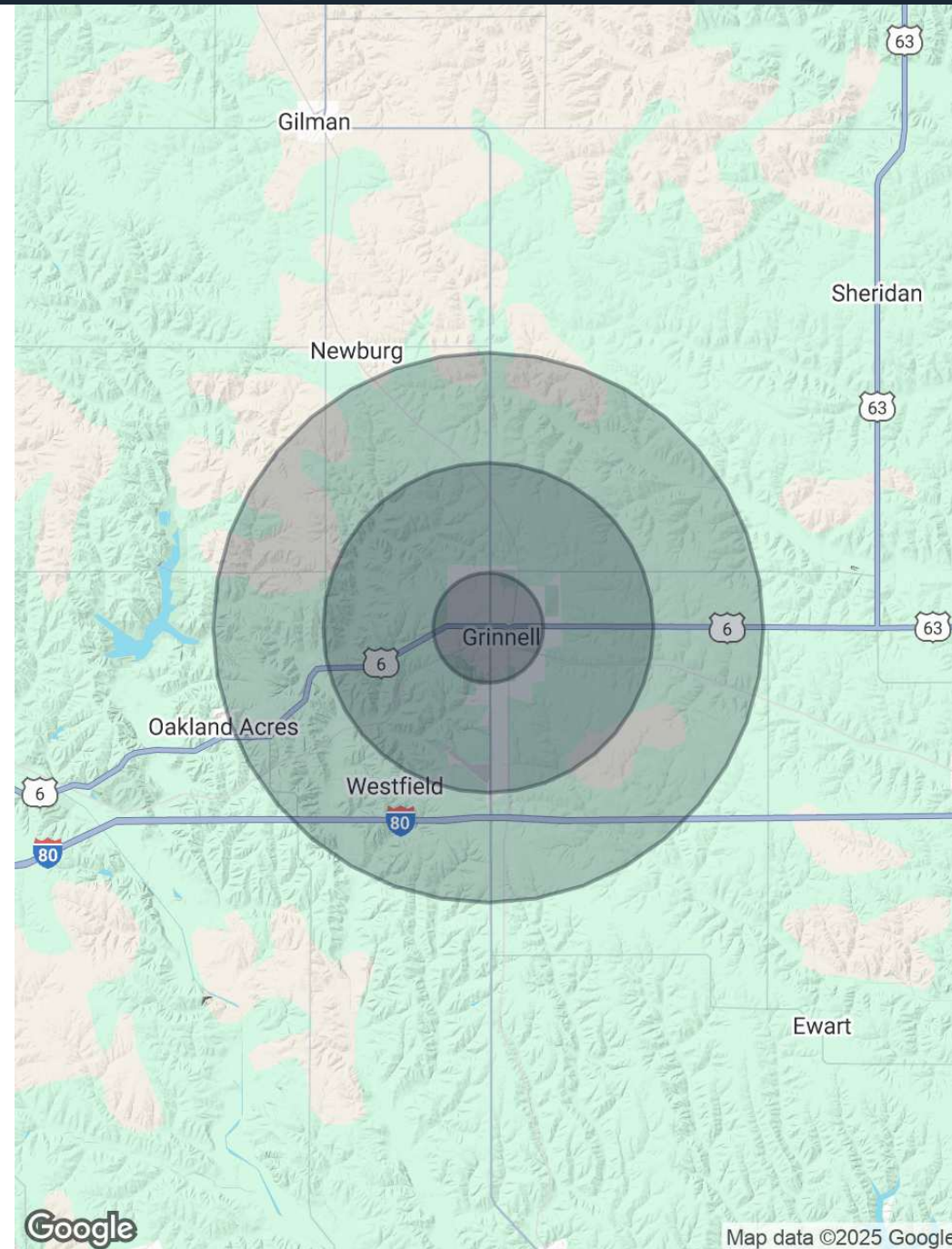
7,573 Vehicles Per Day

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,140	9,678	10,240
Average Age	40	41	41
Average Age (Male)	38	39	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,183	3,759	3,977
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$79,920	\$82,553	\$83,971
Average House Value	\$214,025	\$217,115	\$221,506

Demographics data derived from AlphaMap





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