

# 1010 S 4TH ST | 2.52 AC

CLINTON, IOWA 52732

## FOR SALE



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- Located near the corner of S 4th St (Hwy 67) and 11th Ave S (Hwy 30) in Clinton, Iowa
- Great location near a lighted intersection
- Surrounded by densely populated neighborhoods
- Within 5 minutes of the Iowa & Illinois state border
- Nearby businesses include: Hy-Vee, Autozone, Walgreen's, Casey's, and Ace Hardware



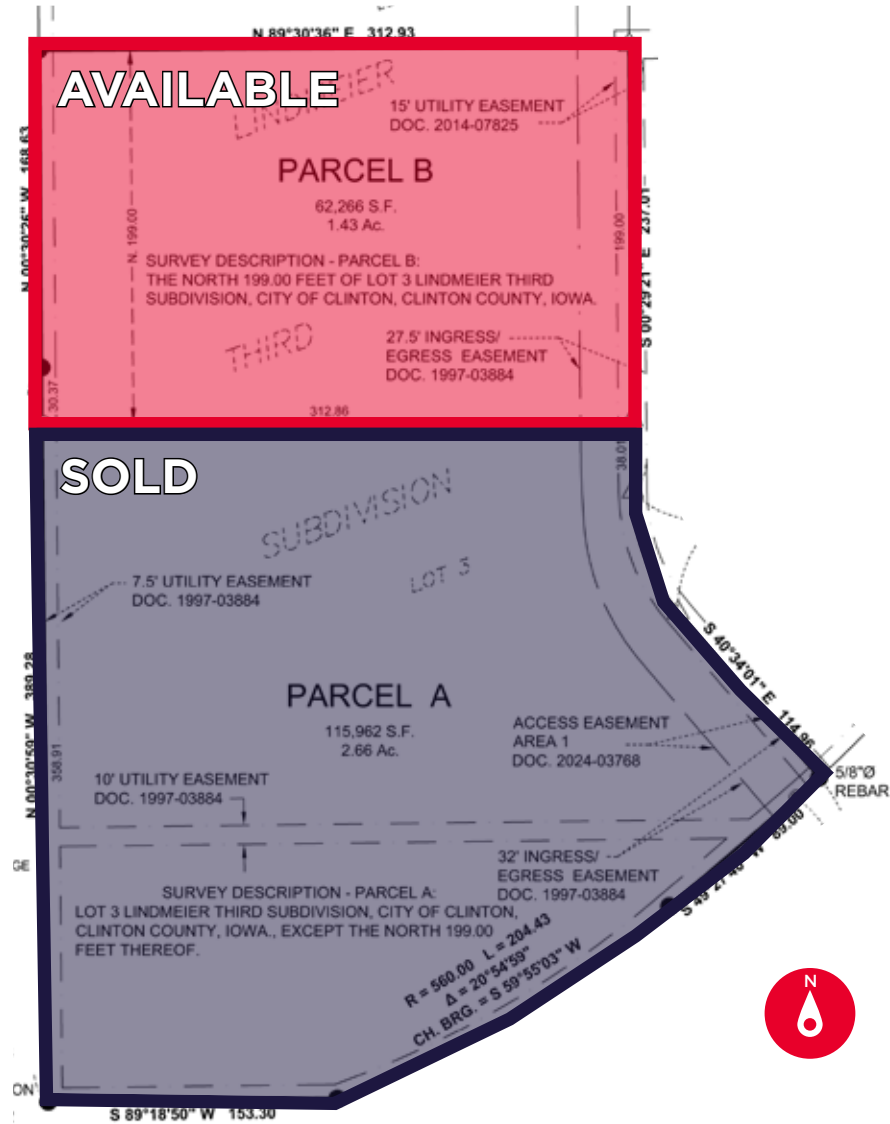
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# SITE PLAN

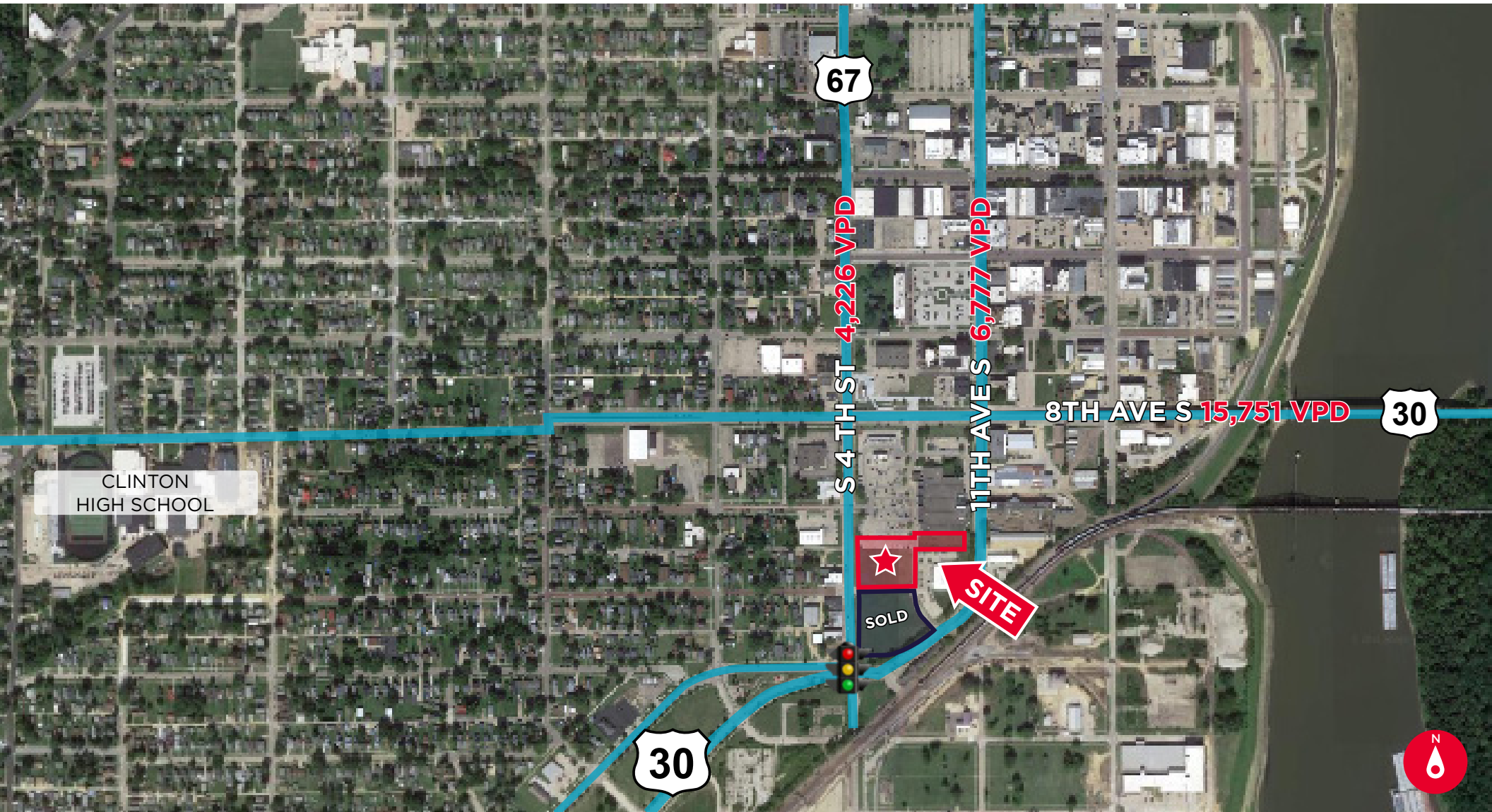


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# AERIAL



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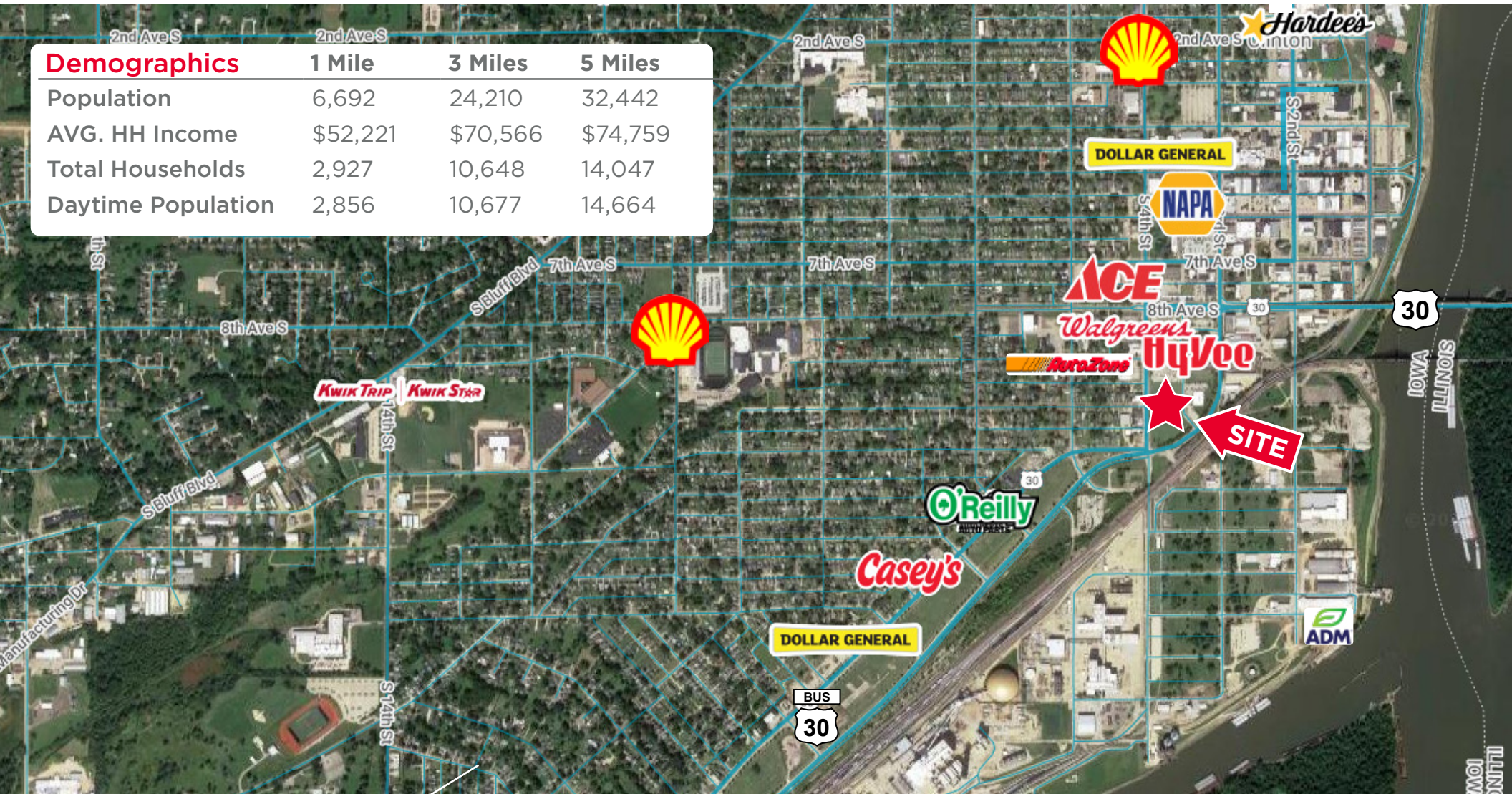
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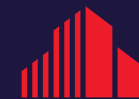
# AERIAL

## Demographics

	1 Mile	3 Miles	5 Miles
Population	6,692	24,210	32,442
AVG. HH Income	\$52,221	\$70,566	\$74,759
Total Households	2,927	10,648	14,047
Daytime Population	2,856	10,677	14,664



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