

McNally's Foods

1026 MAIN STREET • GRINNELL, IOWA 50112

List Price: \$1.2M + Inventory

12,330
BUILDING SF

0.28 AC
LAND AREA

1
STORY

C-3
ZONING

INVESTMENT OVERVIEW

McNally's Foods is an established, full-service grocery store anchoring downtown Grinnell, Iowa, offered as a complete turnkey package — real estate, operating business, and equipment in a single transaction. A trusted neighborhood market with a loyal, multi-generational customer base, the store runs a diversified, full-department format spanning grocery, produce, meat, dairy, deli and bakery, frozen, and general merchandise, alongside a licensed beer, wine, and liquor operation. Demand is anchored by downtown foot traffic, nearby Grinnell College, and significant new residential development rising within one block — positioning the store for growth as the immediate trade area expands.

PROPERTY HIGHLIGHTS

- **Strong YTD Revenue & Cash Flow** — an established sales base generating healthy cash flow
- **Established Market Position** — trusted local name with a loyal, multi-generational customer base
- **Full-Department Format** — grocery, produce, meat, dairy, frozen, and a strong deli and bakery program
- **Licensed Beer, Wine & Spirits** — with room to expand under-merchandised alcohol and tobacco categories
- **Residential Growth Next Door** — 53 apartments under construction adjacent, with ~40 more planned across the street



KEY DEMAND DRIVERS

New Residential Development
53 units adjacent · ~40 more planned

Grinnell College
1,583 employees · ~1,700 students

Grinnell Mutual Reinsurance
769 employees · 17-state operation

Brownells Inc.
Global headquarters since 1939

UnityPoint Health-Grinnell Regional
400 employees · 50 physicians

Downtown Main Street
Walkable retail & civic core