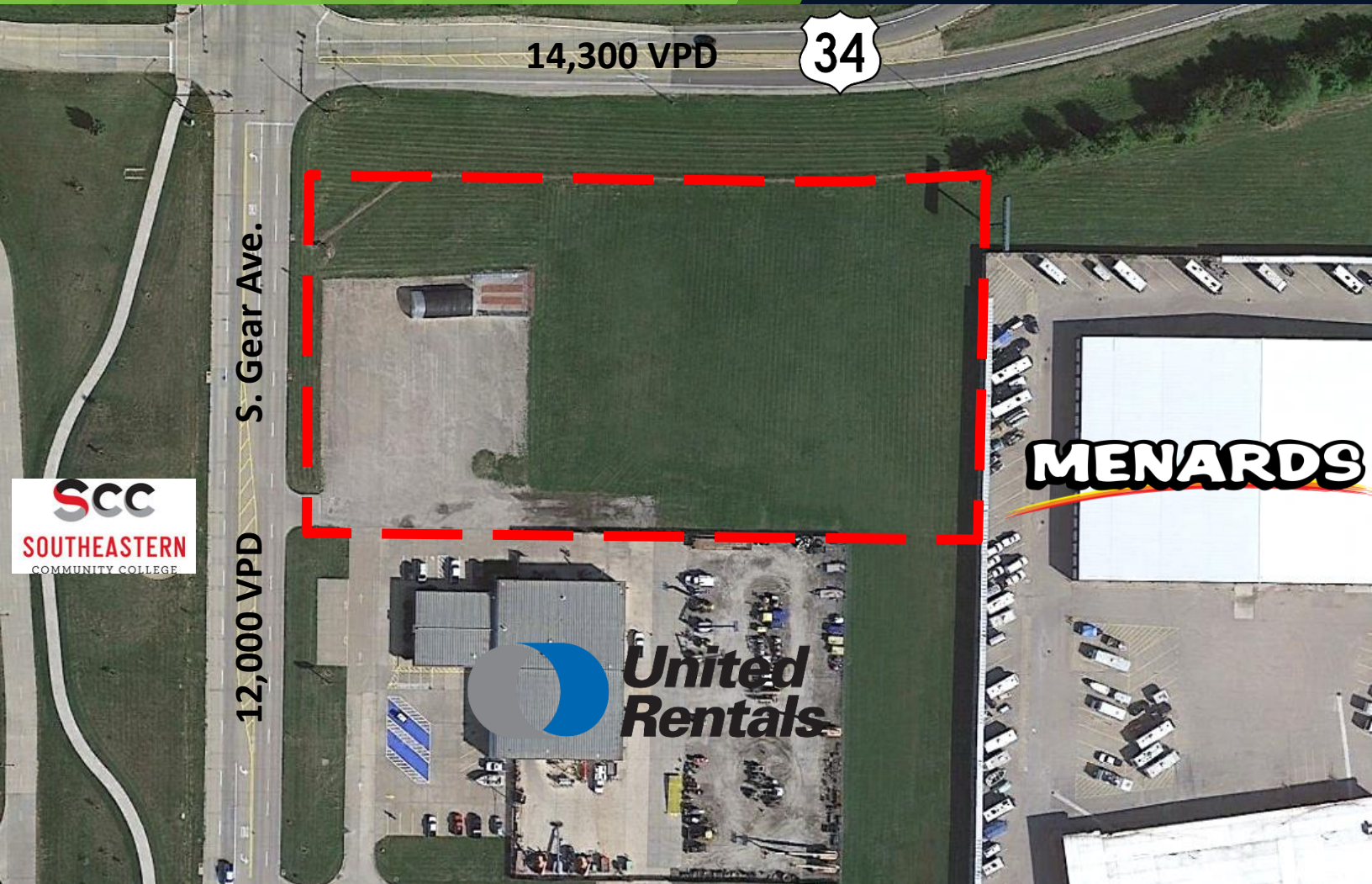


FOR LEASE

1050 S. Gear Ave.
WEST BURLINGTON, IA 52655



± 3.5 Acres BTS Site Available For Lease (will subdivide)

- ±3.5 acres BTS site
- Zoning: B-2
- Hard corner visibility
- Utilities to site
- Easy highway access
- Build-to-suit opportunity
- Regional shopping hub
- Potential tax abatement

Ben Brinck
+1 214 415 4202
bjbrinck@gmail.com

BTS Site Available

1050 S. Gear Ave.
West Burlington, IA 52655



- Claire's
- Bath & Body Works
- Rue21
- US Cellular
- Shoe Carnival

14,300 VPD

Site

34

34

Southeast Iowa
Regional MEDICAL CENTER

S. Gear Ave.