

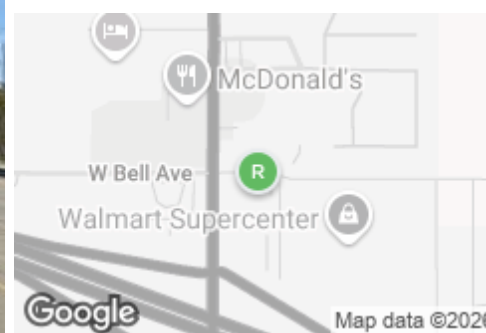
Retail For Lease

Knoxville Retail Center - Walmart Shadow ...

Retail For Lease

1008 W. Bell Ave., Knoxville, IA, 50138

Prepared on September 03, 2026



Listing Details | Retail For Lease

Suite	105
Secondary Uses	Office
Sublease	No
Total Available Space	2,100 SF
Min Div/Max Contig	2100/2,100 SF
Asking Rate	\$18.00 Annual/SF
Monthly Rate	\$3,150
Lease Type	Net NNN
Expenses	\$5.00 (NNN)
Possession	Now

Signage	None
Show Instructions	Call broker
Vacant	Yes
Vacant Date	11/17/2025
Available Date	10/31/2026
Days On Market	290 days
Date Listed	11/17/2025
Last Modified	9/03/2026
Listing ID	43855468
Restrooms	2

Description

Walmart Shadow Anchored Retail Center with 2,100 square feet available. This is an end cap with multiple uses available including retail, general office, restaurant, medical and other professional uses. The retail center has reputable tenants including Community 1st Credit Union, Edward Jones and U.S. Cellular ensuring strong traffic and a collaborative business atmosphere. Located just north of Highways 92/ 5. Well maintained center built in 2006 with an open parking lot. Situated on West Bell Avenue, this property provides a professional environment in a high-visibility location. This advertisement is an accommodation for the owner. The ownership group will solely negotiate the lease with prospective tenants and/or their agents. Interested parties will be placed in contact with the owner.

Property Details

Building Class	-
Property Type	Retail
Sub Type	-
Zoning	-
Building Status	-
Building Size	-
Land Size	1.59 Acres / 69,095 SF

Year Built/Renovated	-
Primary Construction	-
Occupancy Type	-
Parcels	10708-002-35
Legal Owner	-
Submarket	-
County	Marion

Contact



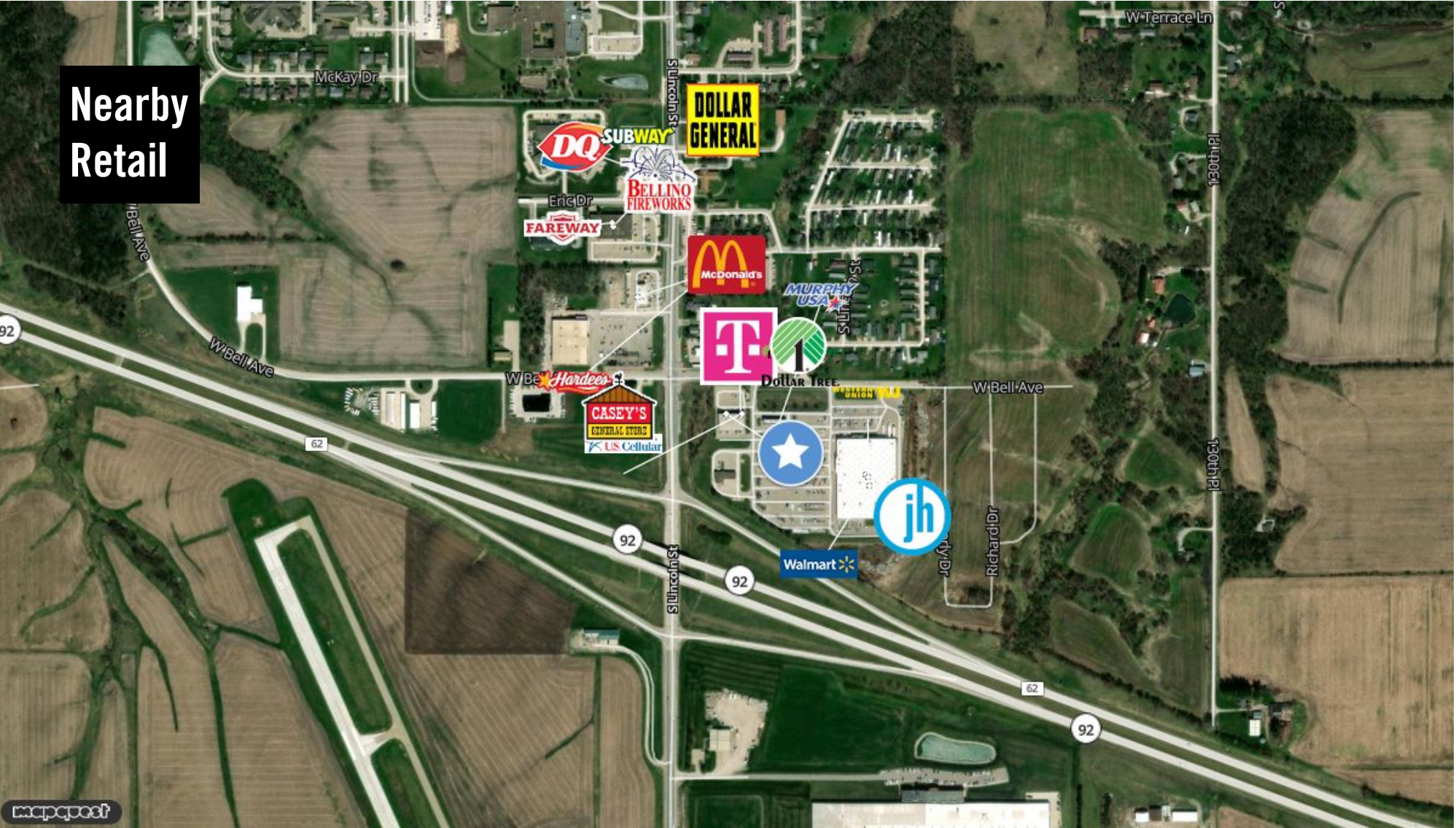
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1008 W Bell Ave



Pestinger Real Estate

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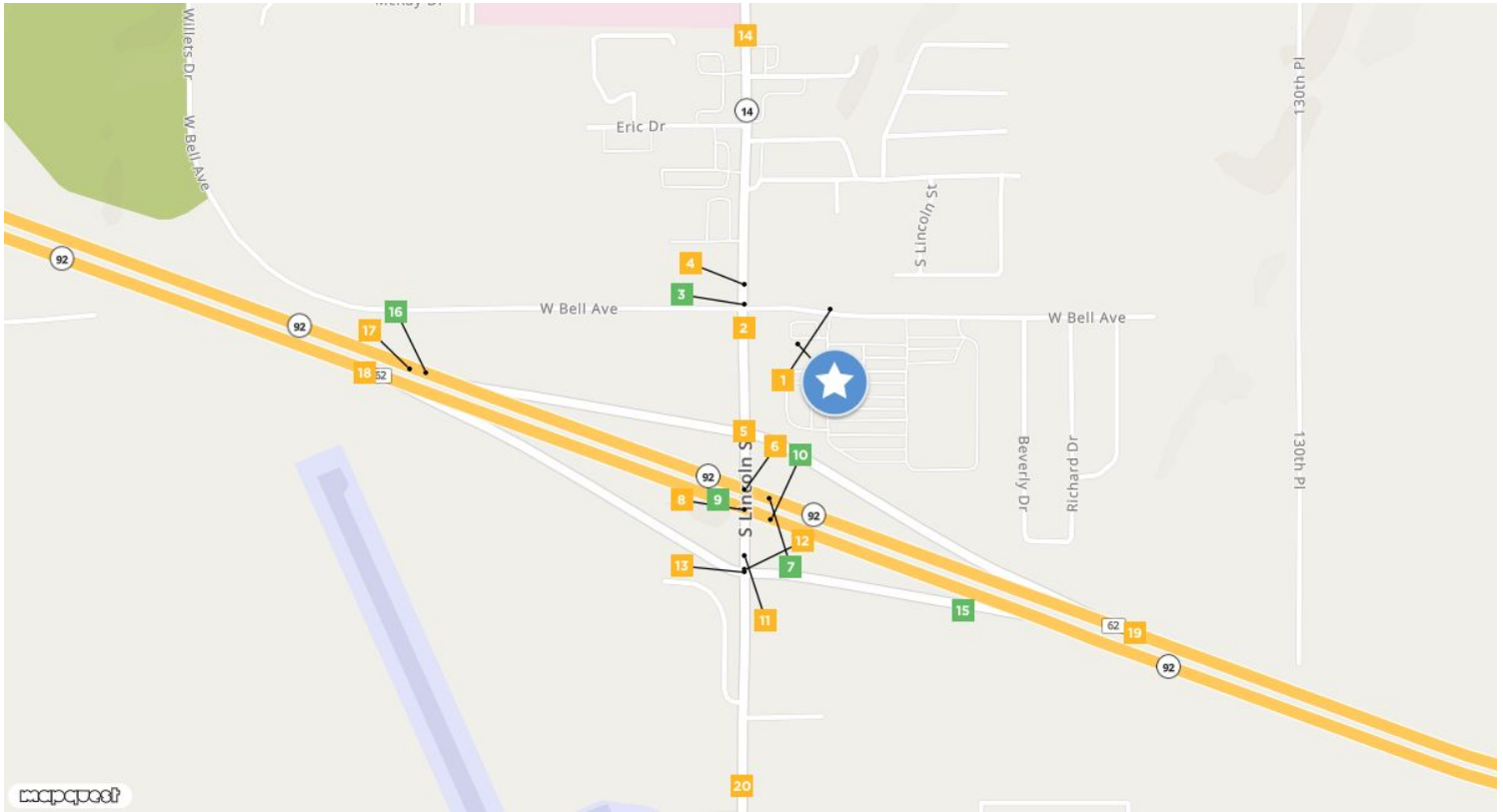


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MOODY'S

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Traffic Counts



1 S Lincoln St Year: 2022 5,500	2 South Lincoln Street W Bell Ave Year: 2022 7,200 Year: 2020 1,324 Year: 2018 7,700	3 IA 14 S Lincoln St Year: 2022 870	4 IA 14 W Bell Ave Year: 2022 9,900	5 South Lincoln Street South Lincoln Street Year: 2024 6,300 Year: 2022 2,030 Year: 2020 566
6 South Lincoln Street IA 5;IA 92 Year: 2024 6,300 Year: 2022 6,200	7 IA 5;IA 92 IA 5;IA 92 Year: 2024 4,290 Year: 2022 4,180	8 South Lincoln Street South Lincoln Street Year: 2024 6,300	9 IA 5;IA 92 IA 5;IA 92 Year: 2024 4,290 Year: 2022 4,180	10 IA 5;IA 92 IA 5;IA 92 Year: 2024 4,290 Year: 2022 4,180
11 IA 14 State Hwy 92 Year: 2022 6,200	12 IA 14 State Hwy 92 Year: 2022 5,200	13 State Highway 14 State Highway 14 Year: 2024 6,300 Year: 2022 5,200 Year: 2020 3,581	14 South Lincoln Street Eric Dr Year: 2022 9,900 Year: 2020 5,041 Year: 2018 10,200	15 South Lincoln Street Hwy 14 Year: 2022 2,000 Year: 2020 519 Year: 2018 1,990
16 S Lincoln St Year: 2022 4,180 Year: 2020 219 Year: 2018 880	17 IA 5;IA 92 IA 5;IA 92 Year: 2024 6,000 Year: 2022 4,180	18 IA 5;IA 92 IA 5;IA 92 Year: 2024 6,000 Year: 2022 800 Year: 2020 274	19 IA 5;IA 92 IA 5;IA 92 Year: 2024 8,100 Year: 2022 7,900 Year: 2020 3,400	20 State Highway 14 Lincoln St Year: 2022 5,200 Year: 2018 4,810 Year: 2006 5,100

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1008 W Bell Ave, Knoxville, IA 50138

CITY, STATE

Knoxville, IA

POPULATION

8,452

AVG. HH SIZE

2.46

MEDIAN HH INCOME

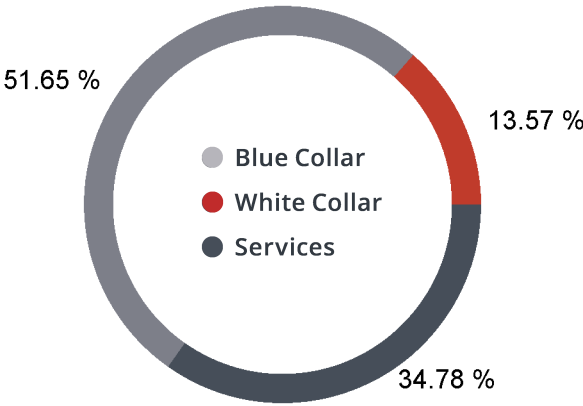
\$52,950

HOME OWNERSHIP

Renters: 1,068

Owners: 2,455

EMPLOYMENT



48.84 %
Employed

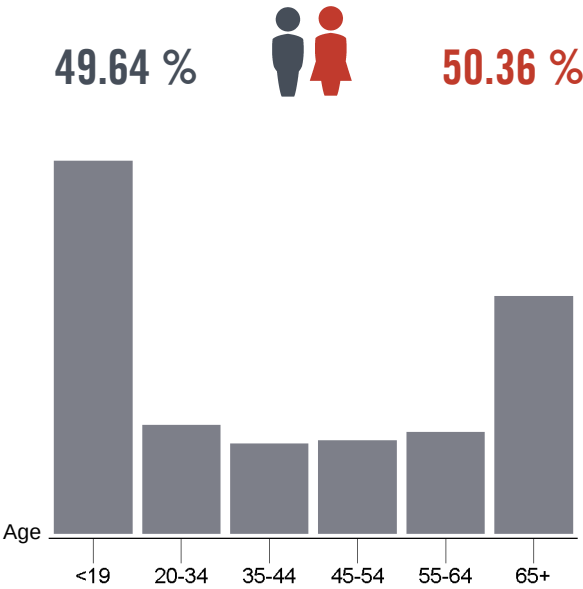
1.39 %
Unemployed

EDUCATION

High School Grad: 46.42 %
Some College: 18.39 %
Associates: 6.79 %
Bachelors: 13.10 %

GENDER & AGE

49.64 %
50.36 %

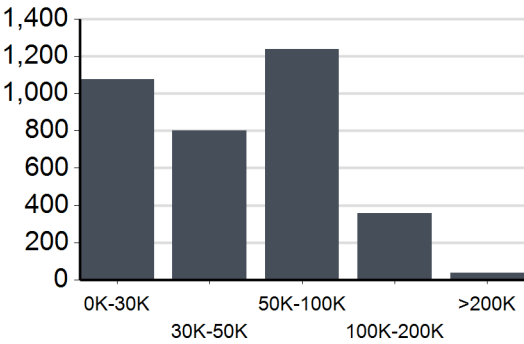


RACE & ETHNICITY

White: 99.25 %
Asian: 0.00 %
Native American: 0.00 %
Pacific Islanders: 0.00 %
African-American: 0.01 %
Hispanic: 0.54 %
Two or More Races: 0.20 %

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING

