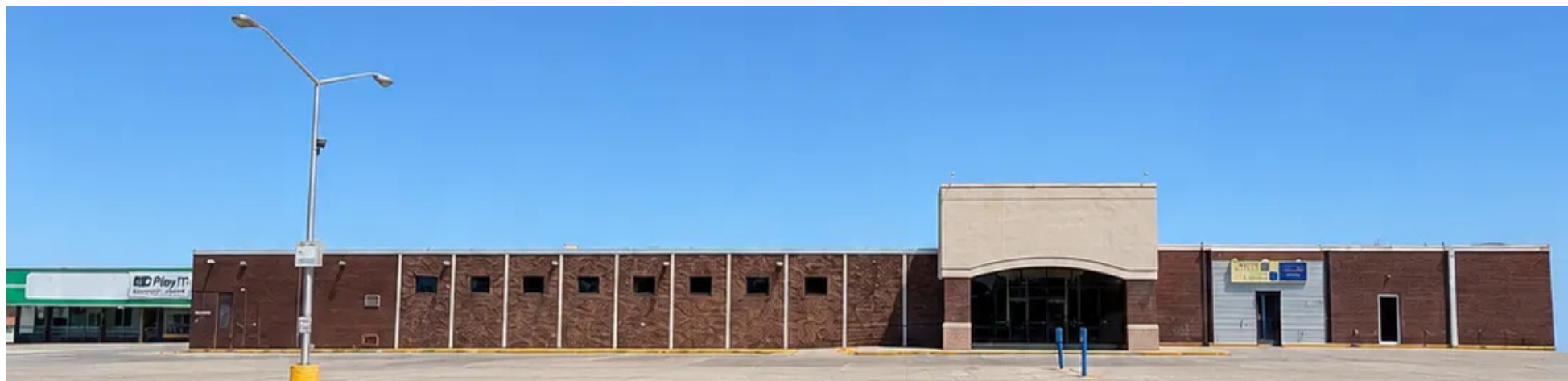


FOR SALE

MEADOW LANE SHOPPING CENTER

1700 SOUTH CENTER STREET MARSHALLTOWN, IA 50158



PROPERTY DESCRIPTION

Meadow Lane Shopping Center presents an exceptional value-add retail investment opportunity located in the heart of Marshalltown, Iowa's established South Center Street retail corridor. Approximately 87,101 square feet on approximately 4.65 acres, the property serves as a long-standing commercial destination with excellent visibility, multiple access points, and ample on-site parking for customers and employees.

The shopping center benefits from a diverse mix of retail, service, medical, and national tenants, creating consistent daily traffic and a strong consumer presence. Positioned among major retailers, restaurants, schools, and residential neighborhoods, Meadow Lane Shopping Center enjoys outstanding accessibility and serves as a primary shopping destination for the surrounding trade area.

OFFERING SUMMARY

For Sale:	Negotiable
Available SF:	87,101 SF
Lot Size:	4.65 Acres
Building Size:	87,101 SF



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ROY JENSEN

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MITCH PHILLIPS

515.309.0922

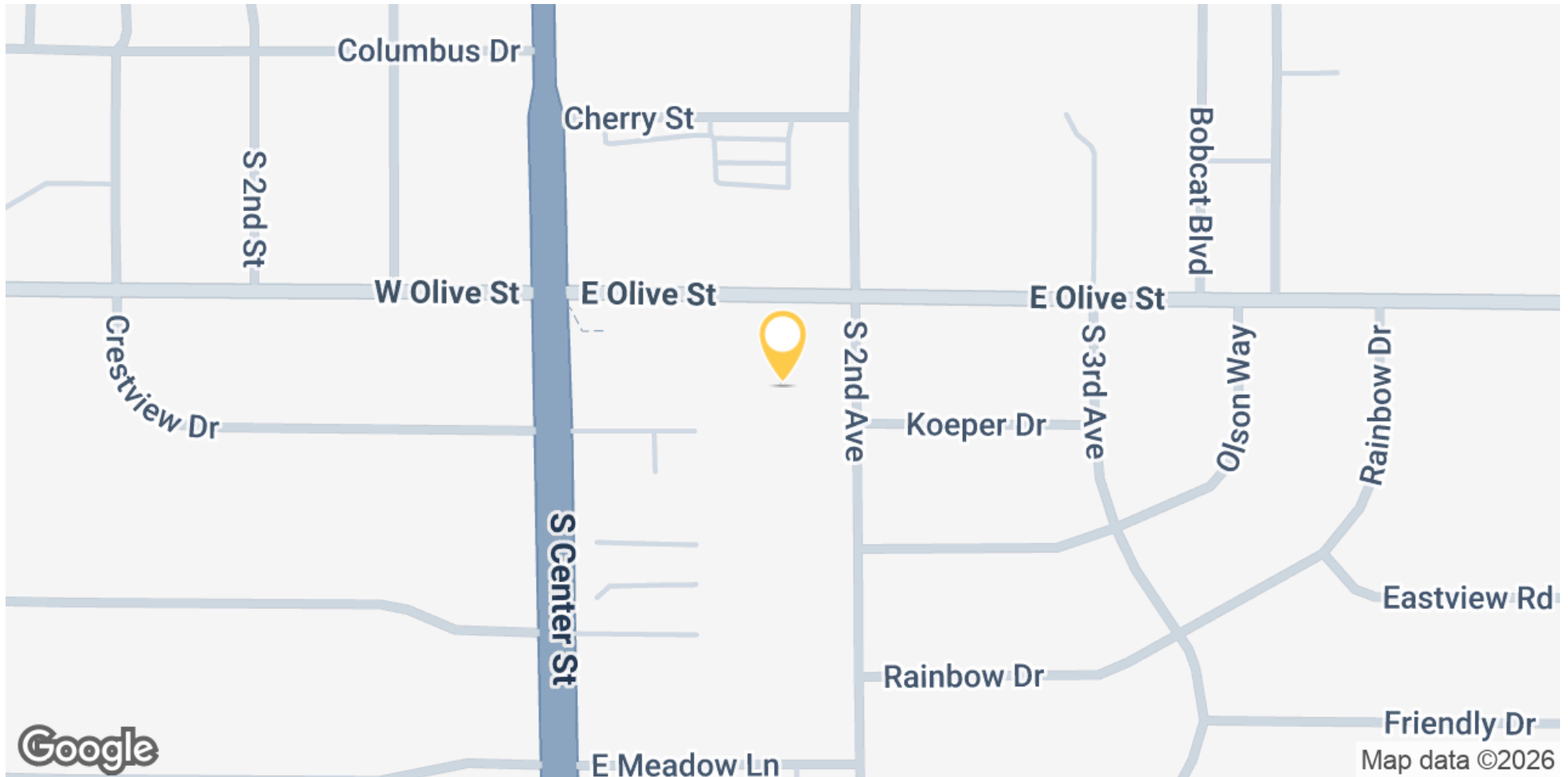
mitch@fergusoncres.com

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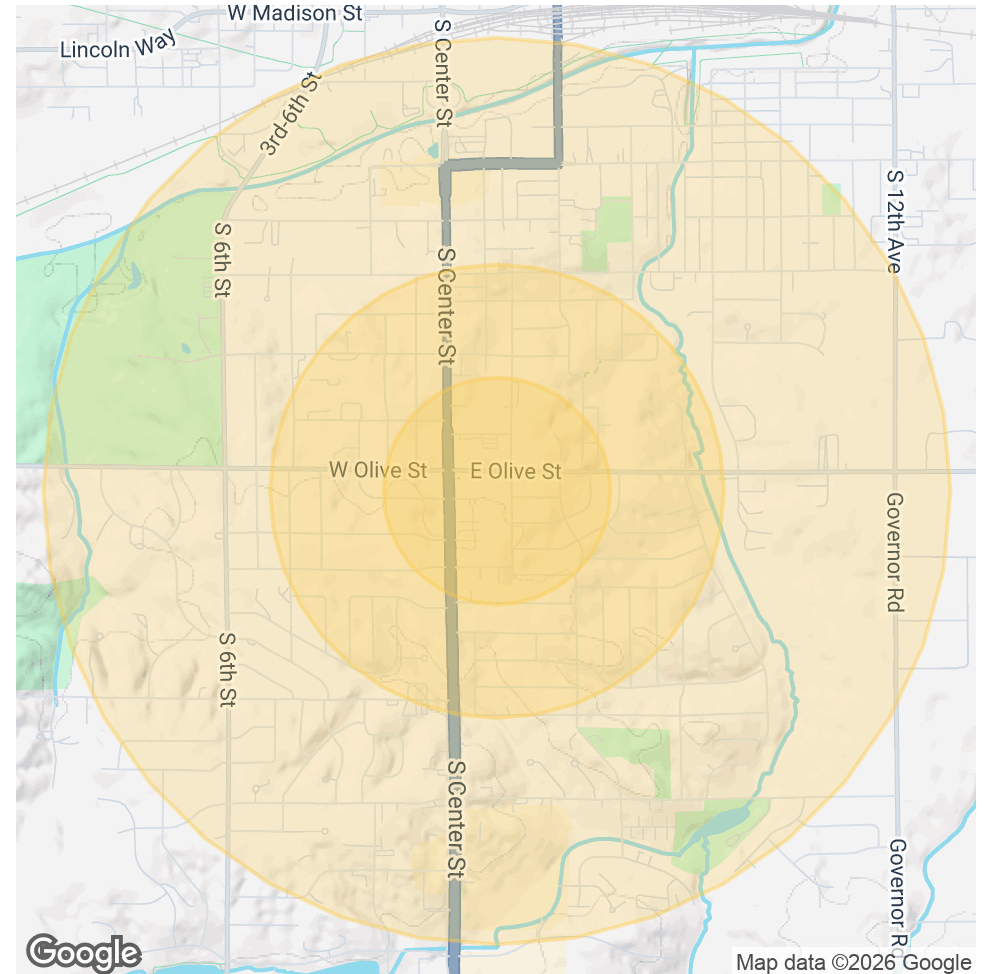
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	207	1,073	4,315
Average Age	38.9	38.9	38.6
Average Age (Male)	29.7	29.1	33.0
Average Age (Female)	40.4	40.6	41.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	85	450	1,695
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$85,891	\$81,648	\$77,541
Average House Value	\$164,717	\$161,067	\$156,547

2023 American Community Survey (ACS)



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