

FOR SALE

NEARLY TURN-KEY RESTAURANT OPPORTUNITY

2013 S CENTER ST MARSHALLTOWN, IA 50158



PROPERTY DESCRIPTION

This is a unique opportunity to purchase an historically profitable stand-alone restaurant location in Marshalltown.

After many years of successful operation, Calvin Rocketts Bar & Grill was purchased in 2019 by the owner of award-winning restaurant, the Flying Elbow. The building has been fully renovated and simply requires the finishing touches to round out a new operator's concept, plus there are value-add opportunities with the large patio space and potential event space.

LOCATION DESCRIPTION

Highway 14 (S Center Street) is the main commercial thoroughfare in town, seeing ~16,000 vehicles per day. Major National brands like Walmart, McDonald's, and Starbucks call S Center Street home.

Marshalltown is the Marshall County Seat and draws traffic from the entire county, increasing its ~30k population by around 30%. Marshalltown is less than an hour from Des Moines, Ames, Waterloo and Cedar Rapids and provides strong demographics.

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	1.41 acres
Building Size:	8,128 sf (4,064 sf per level)

DEMOGRAPHICS	1 MILE	5 MILES	20 MILES
Total Households	1,739	10,559	22,764
Total Population	4,171	28,180	58,773
Average HH Income	\$78,212	\$80,443	\$87,398



fergusoncres.com

BEN BRACKETT

515.556.4596

ben@fergusoncres.com

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