

911 S K AVE

VINTON, IOWA, 52349

FOR SALE | 1.32 AC | \$380,000



RYAN FITZPATRICK
Senior Vice President
+1 319 431 1898
rfitzpatrick@iowaca.com

PARKER RIDGE
Associate
+1 641 226 9983
pridge@iowaca.com

CHLOE MARZEN
Business Analyst
OLIVIA CHRISTIANSON
Marketing Specialist

2720 1st Ave NE Suite 212
Cedar Rapids, IA 52402
Main: 319 229 1003
iowacommericaladvisors.com



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Iowa Commercial Advisors

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- Located near Hy-Vee Dollar Fresh with great visibility and accessibility
- 1.32 acres available
- Zoned for commercial use and suitable for a retail or service business
- Proximity to utilities, water, and sewer
- Convenient access to Hwy 218
- Potential for substantial on-site parking
- Situated for economic growth and development which enhances future property value
- Nearby Amenities: Hy-Vee Fast Dollar Fresh, Cobblestone Inn & Suites, Kwik Star, Family Dollar, and AmeriCorps

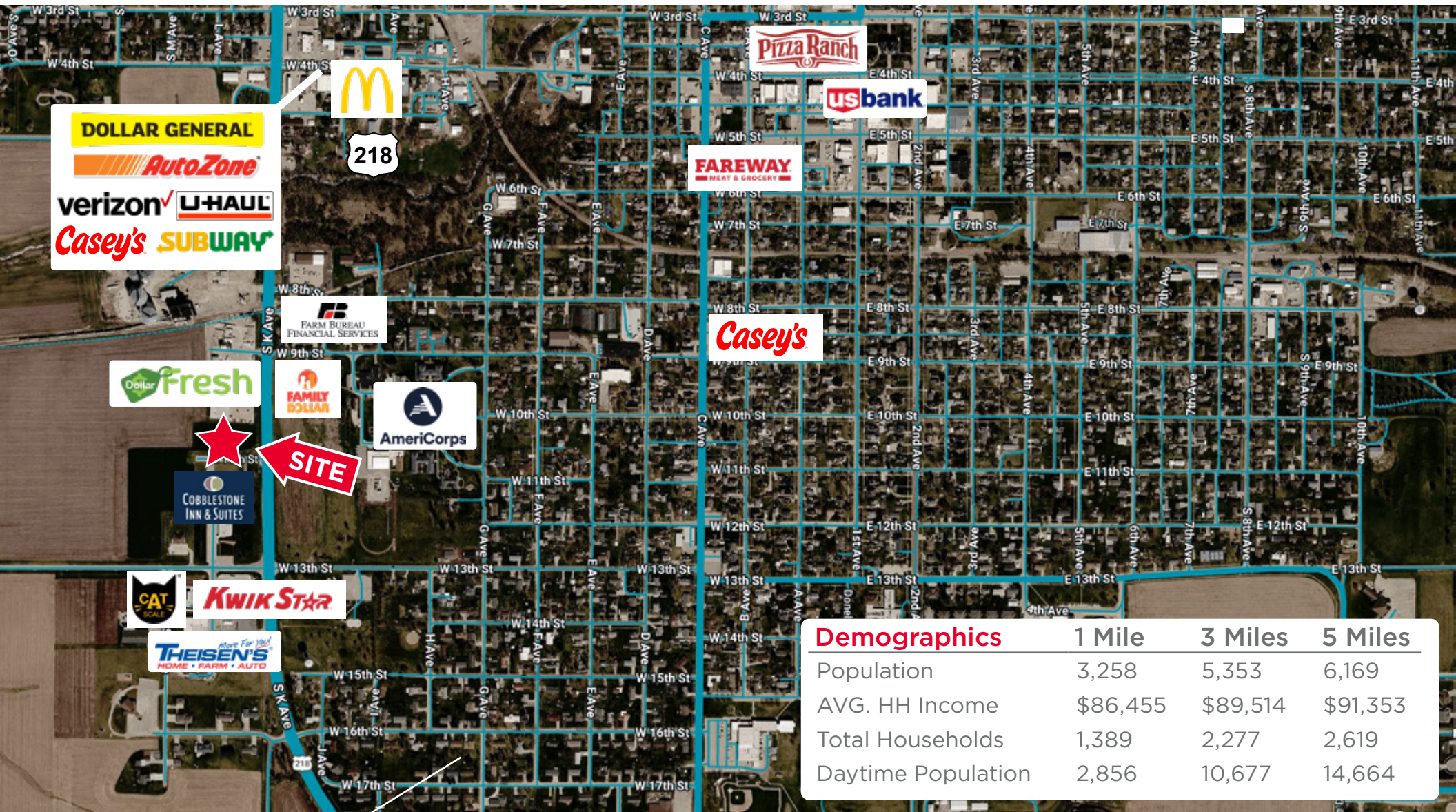


SITE AERIAL



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AERIAL & DEMOGRAPHICS



Demographics	1 Mile	3 Miles	5 Miles
Population	3,258	5,353	6,169
AVG. HH Income	\$86,455	\$89,514	\$91,353
Total Households	1,389	2,277	2,619
Daytime Population	2,856	10,677	14,664



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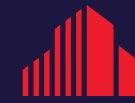
CONTACT

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