

PRIME BIG BOX RETAIL SPACE FOR LEASE

1407 Flammang Drive | Waterloo, Iowa



OVERVIEW

Prime location in Waterloo’s premier retail corridor, this former JoAnn space shares co-tenancy with Dick’s, Five Below, and Dollar Tree. Adjacent to TJ Maxx and Hobby Lobby and with other nearby retailers including Hy-Vee, Wal-Mart, Best Buy, Barnes & Noble, Staples, PetSmart, Shoe Carnival, and Chick-Fil-A.

DEMOGRAPHICS

ESRI 2025	3 mile	5 mile
Population	46,252	72,146
Avg. HH Income	\$71,727	\$74,638

FEATURES

- 18,197 SF
- NNN Lease
- 112’ of Frontage
- Base Rent Negotiable

FOR MORE INFORMATION:

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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BUYERS REALTY INC.

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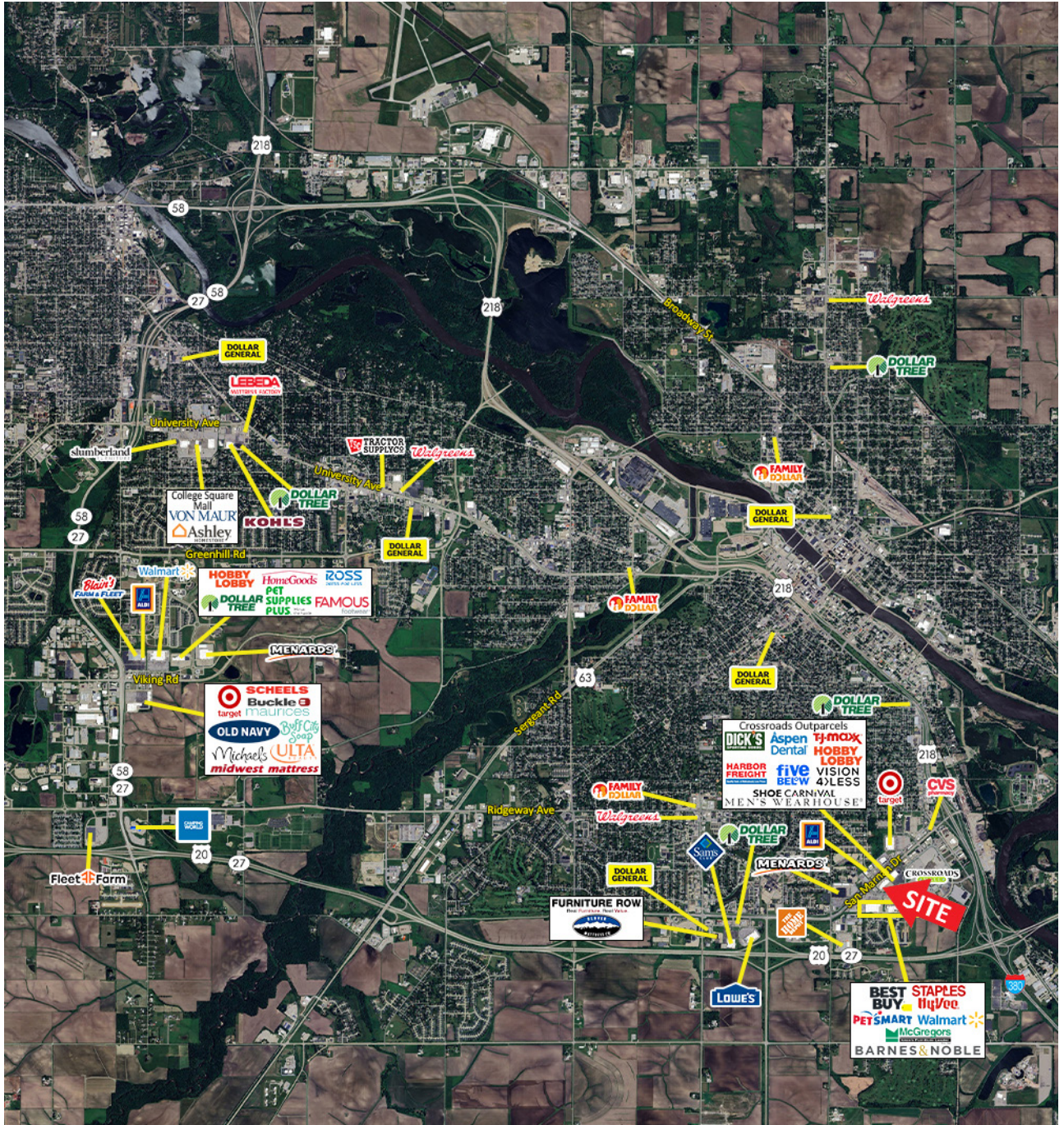
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