

FORMER GROCERY & RETAIL SPACES FOR LEASE

901 S Locust St, Glenwood, IA 51534

RETAIL SPACES FOR LEASE



PROPERTY HIGHLIGHTS

- Adjacent to I-80 with direct access to Locust st
- Great regional draw with neighboring tenant's including Bomgaars, Dollar General, O'Reilly's and McDonalds
- Pad available for lease or sale
- Ample Parking
- Easy access and highly visible

OFFERING SUMMARY

Lease Rate:	Negotiable
NNN's	\$3.25 est
Building Size:	54,748 SF
Suite 900: Former Grocery	Divisible up to 12,602 SF
Suite 906: Former Cell Phone retailer	1,050 SF
Suite 914: Former Retail	1,400 SF



ACCESS Commercial, LLC

KIRK HANSON

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Principal

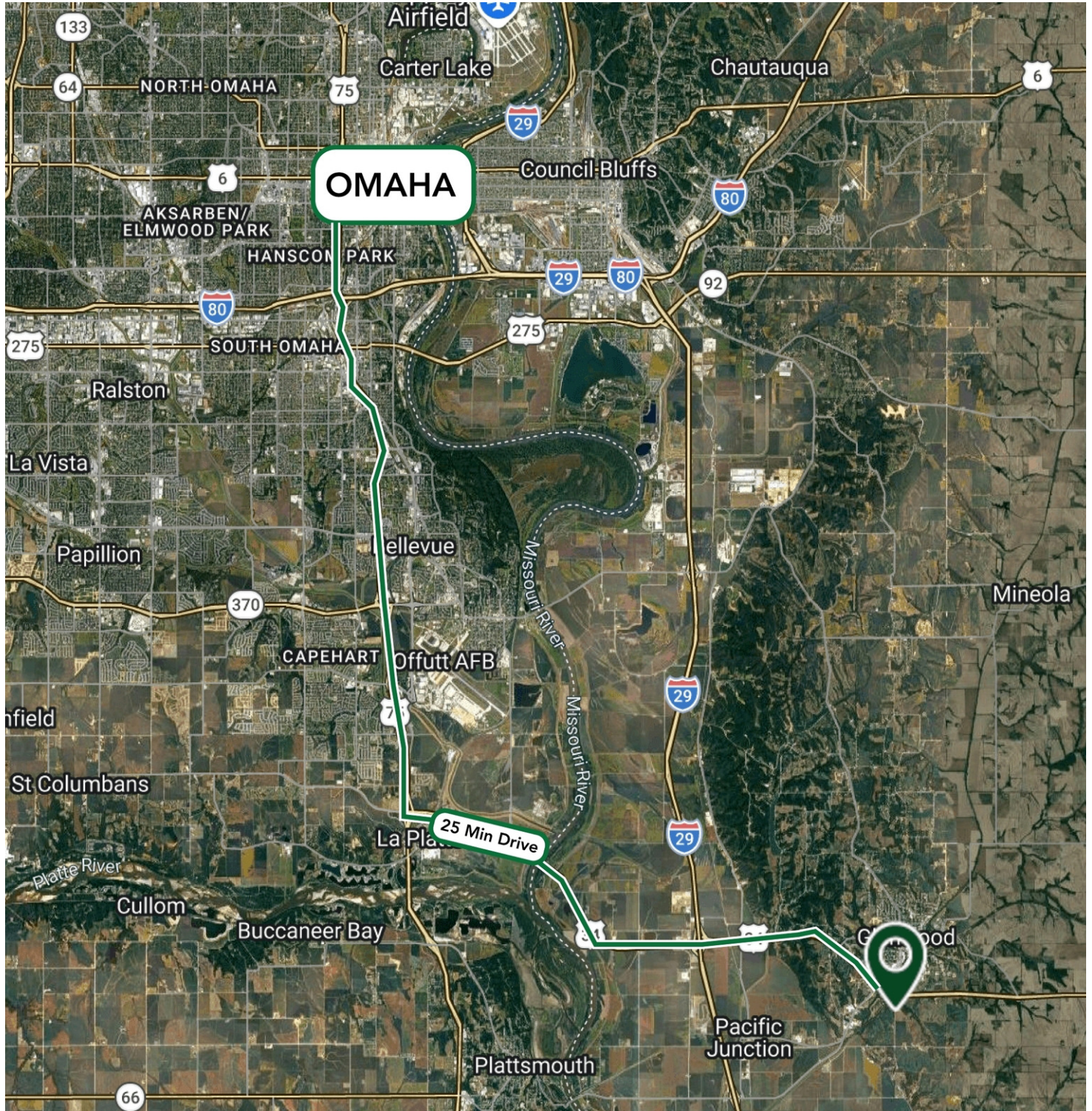
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THE PLAZA

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OMAHA DRIVE TIME



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LOCATION MAP



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SITE PLAN



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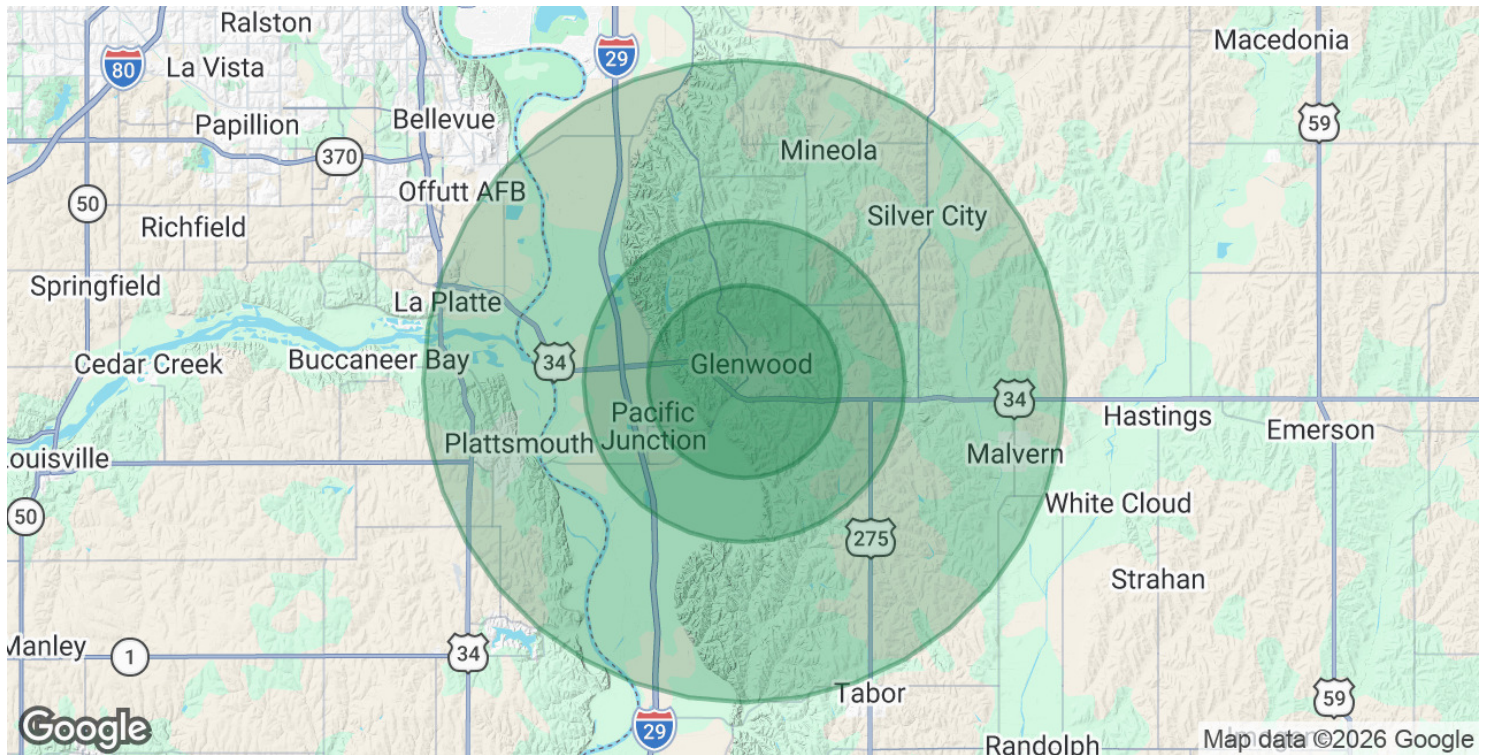
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,952	7,858	24,490
Labor Force	2,986	3,880	12,433

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,321	3,021	9,391
Average HH Income	\$98,945	\$103,273	\$102,920

2023 American Community Survey (ACS)



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LISTING TEAM



KIRK HANSON

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Direct: 402.616.2580

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.



AMBER OLSON

Senior Broker Associate

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Direct: 402.618.5523

PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

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