

FOR LEASE

MEADOW LANE SHOPPING CENTER

1700 SOUTH CENTER STREET MARSHALLTOWN, IA 50158



PROPERTY DESCRIPTION

Flexible lease opportunities available for retail, office, medical, entertainment, and service-oriented users within Meadow Lane Mall. Ownership is seeking tenants for highly visible spaces ranging up to 14,000 SF and 30,000 SF, with competitive lease terms, ample parking, and strong signage opportunities in one of Marshalltown's established retail centers.

- Versatile Layout for Various Business Uses
- On-Site Parking Available
- Accessible Location with High Visibility
- Professional Management and Maintenance

OFFERING SUMMARY

Lease Rate:	\$7 SF/yr (NNN)
Available SF:	14,000 - 30,000 SF
Lot Size:	4.65 Acres
Building Size:	87,101 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	85	450	1,695
Total Population	207	1,073	4,315
Average HH Income	\$85,891	\$81,648	\$77,541



ROY JENSEN

515.803.2895

roy@fergusoncres.com

MICHAEL SHINDLER

515.720.3492

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MITCH PHILLIPS

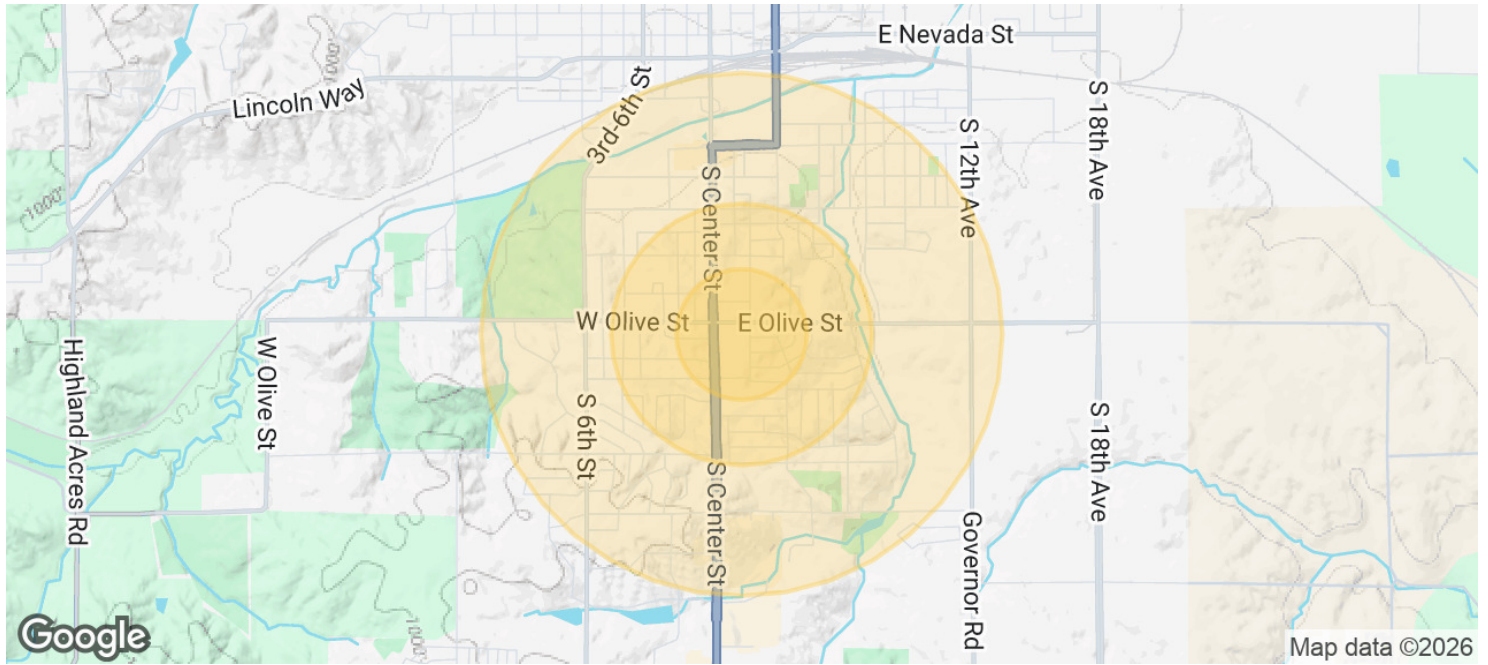
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	207	1,073	4,315
Average Age	38.9	38.9	38.6
Average Age (Male)	29.7	29.1	33.0
Average Age (Female)	40.4	40.6	41.0

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



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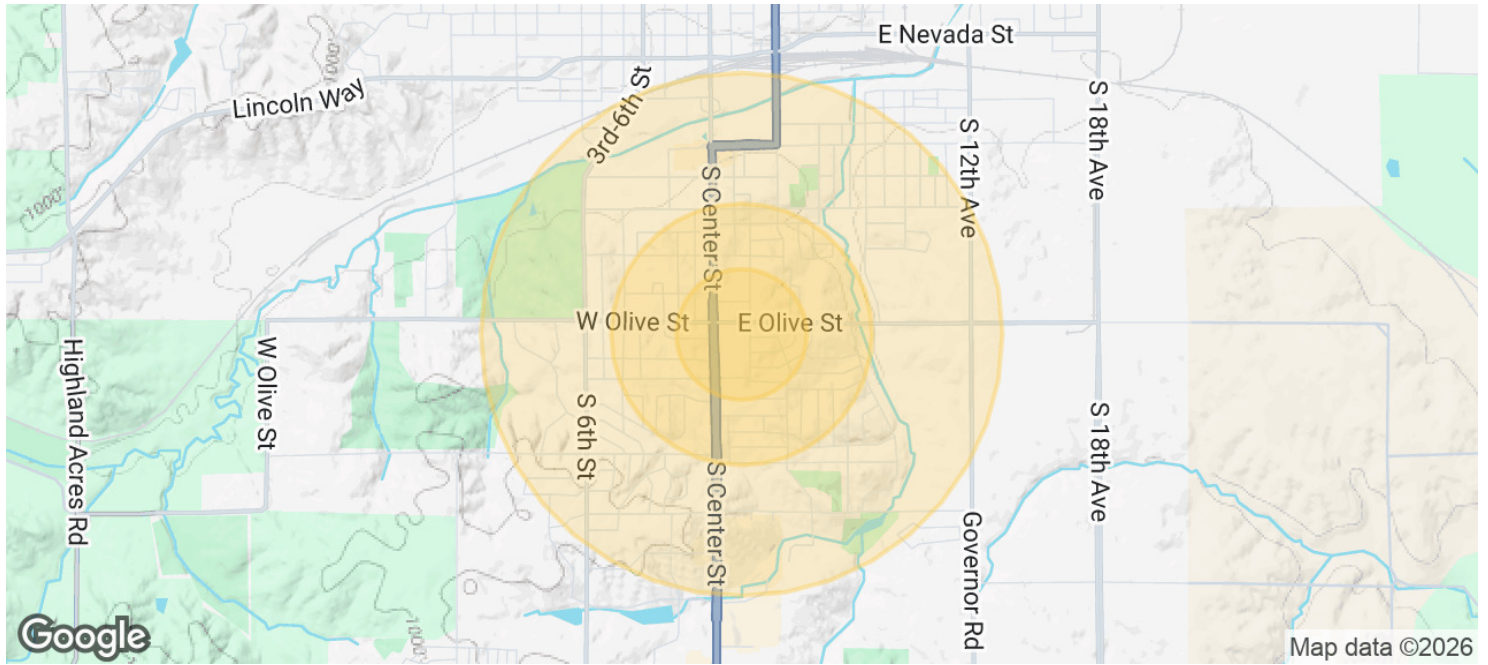
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Average House Value

\$164,717

\$161,067

\$156,547

2023 American Community Survey (ACS)



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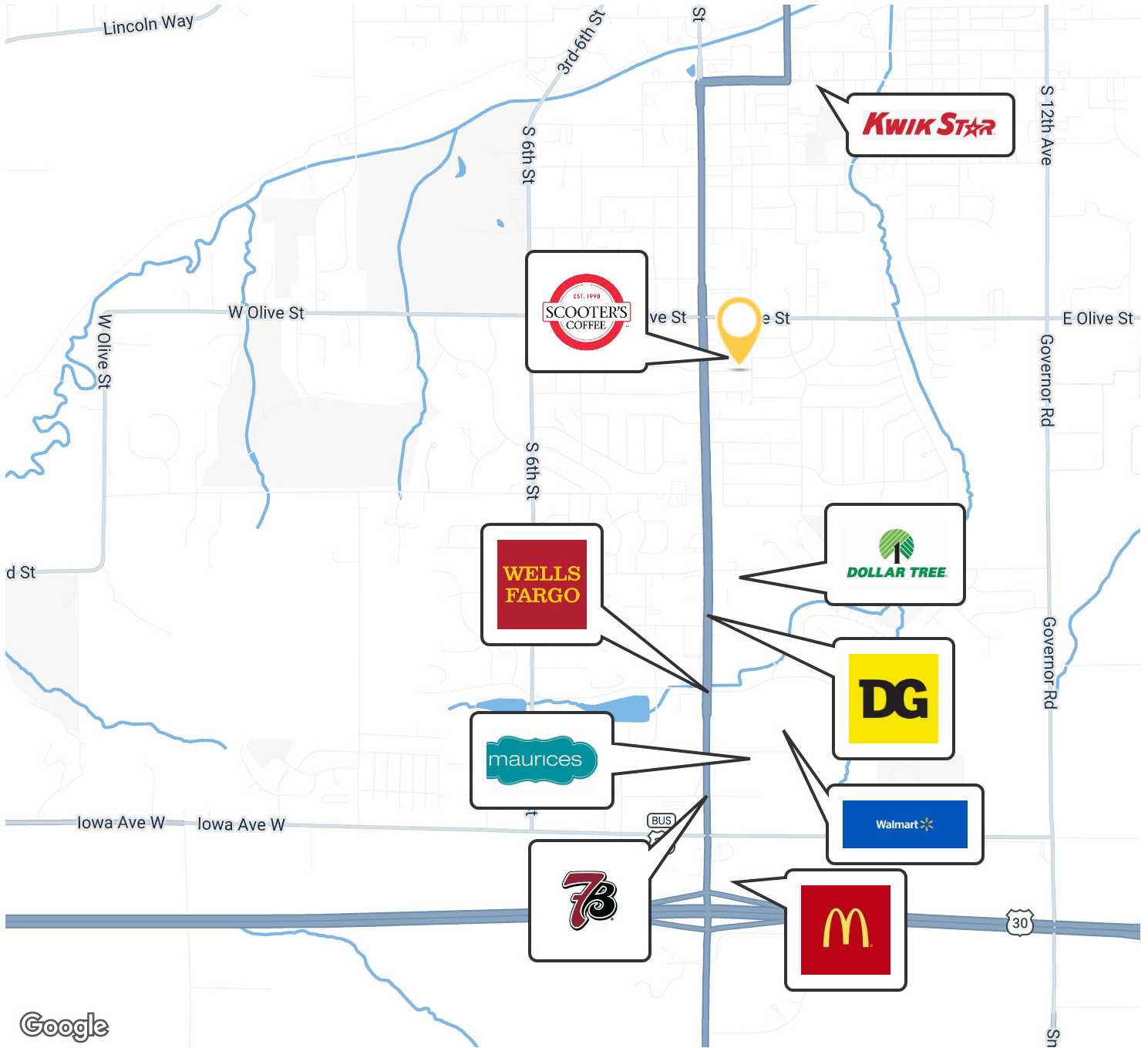
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