



LEGACY

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GRINNELL & LE GRAND, IA

PORTFOLIO SALE - PHILLIPS 66 GAS STATIONS

FOR SALE: \$2,500,000

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OFFERING SUMMARY

Building Size:	1,844 SF
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PROPERTY HIGHLIGHTS

- SINGLE TENANT FREESTANDING PHILLIPS 66 GAS STATION & CONVENIENCE STORE LOCATED IN GRINNELL, IA
- DES MOINES, IA MSA - TOP 100 MSAS - RANKED (#81) IN THE U.S.A.
- LOCATED WITHIN WALKING DISTANCE TO GRINNELL COLLEGE DEMOGRAPHICS 8,000+ PEOPLE RESIDE WITHIN 1 MILE RADIUS OF SITE
- NEARBY IOWA VALLEY COMMUNITY COLLEGE, GRINNELL COMMUNITY SENIOR HIGH SCHOOL, & UNITYPOINT HEALTH - GRINNELL REGIONAL MEDICAL CENTER
- TRAFFIC COUNTS - 6,500+ VEHICLES PASS SITE DAILY ON WEST ST
- EQUIPPED WITH 6 GAS PUMPS - 1,844 SF ON 0.26 ACRES
- AFFLUENT AREA - AVERAGE HOUSEHOLD INCOME EXCEEDS \$82,000 WITHIN 3 MILE RADIUS OF SITE





Grinnell Community Senior High School

Iowa Valley Community College

Grinnell College

WELLS FARGO



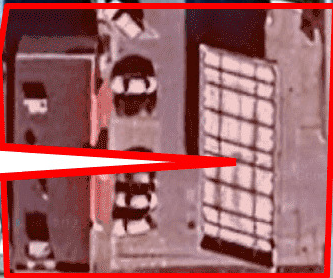
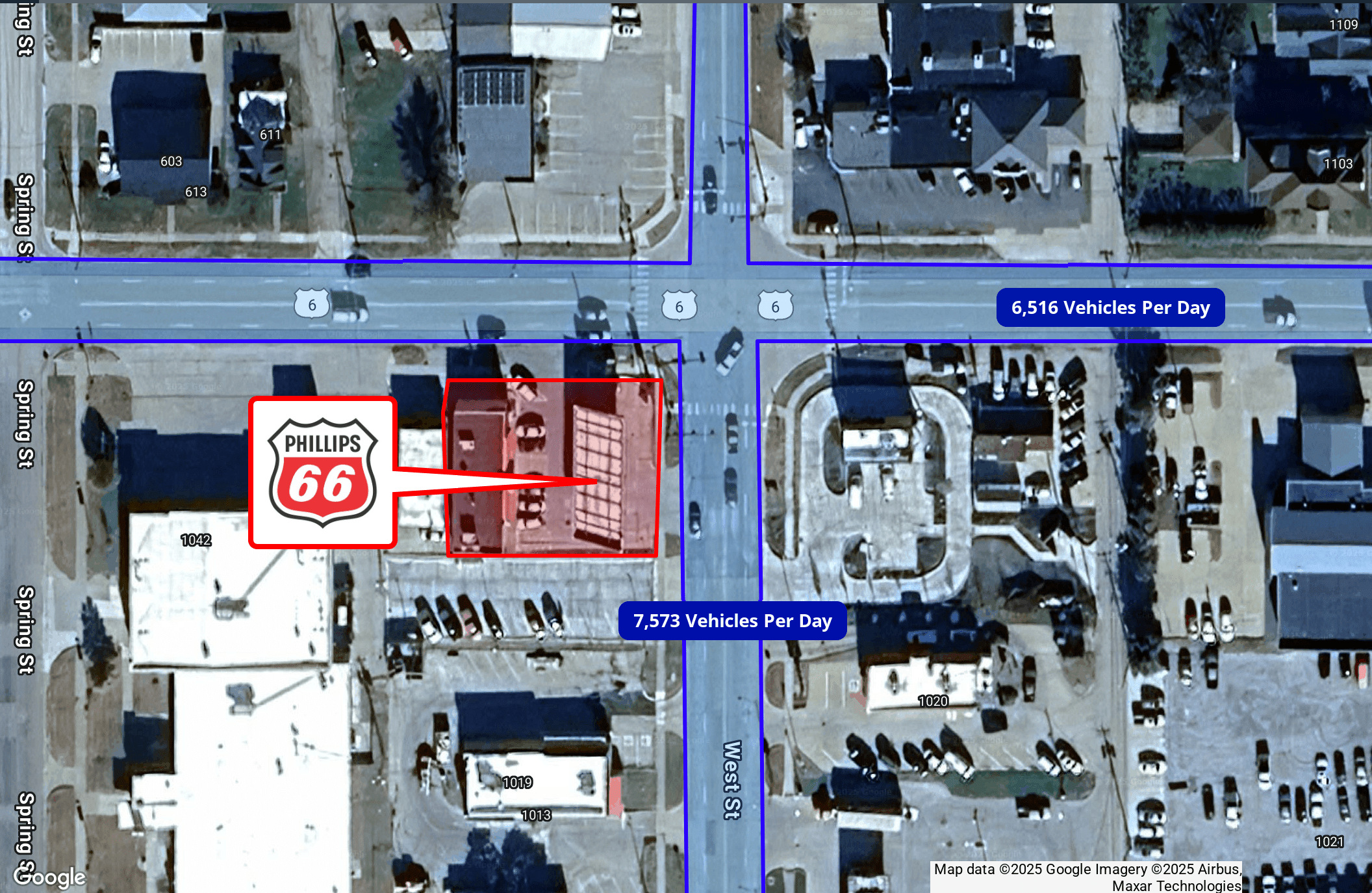
Grinnell Fire Department

UnityPoint Health Grinnell Medical Center



Google

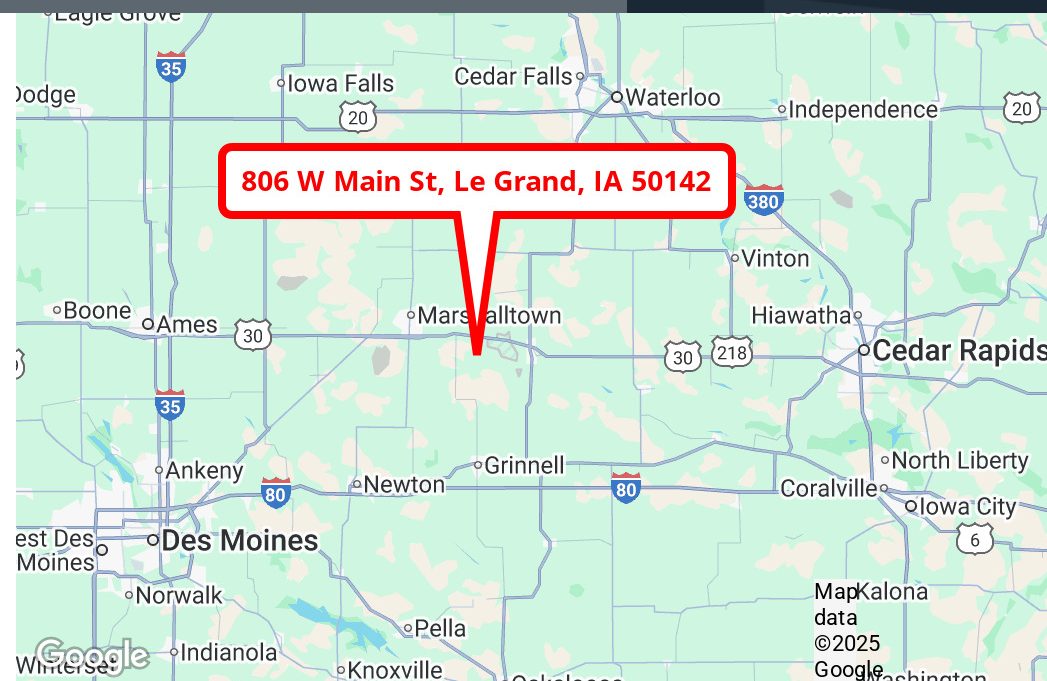
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6,516 Vehicles Per Day

7,573 Vehicles Per Day

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



OFFERING SUMMARY

Building Size:	2,904 SF
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PROPERTY HIGHLIGHTS

- PHILLIPS 66 LOCATED IN LE GRAND, IA
- 2,904 SF BUILDING ON 0.48 ACRE LOT
- 56 MINUTE DRIVE TO NEWARK EASTERN IOWA AIRPORT (60.1 MILE DISTANCE)
- IN CLOSE PROXIMITY TO EAST MARSHALL HIGH SCHOOL GREAT VISIBILITY FROM THE MAIN ROAD AND PASSING TRAFFIC
- THE PROPERTY SITS ON WEST MAIN STREET, PART OF THE DOWNTOWN / MAIN COMMERCIAL CORRIDOR OF LE GRAND
- THE SURROUNDING AREA INCLUDES A MIX OF SMALL BUSINESSES, BANKS, RESIDENTIAL NEIGHBORHOODS, AND LOCAL SERVICES





1,314 VEHICLES PER DAY



Grandview Dr

Grandview Dr

Zeller Ave

W Main St

W Main St

W Main St

W Main St

W Main St

W Main St

Zeller Ave

1129

807

Google

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