



DOWNTOWN MIXED-USE INVESTMENT

# FOR SALE

114-118 1<sup>ST</sup> STREET SW | MT VERNON, IA



**WSG**  
CRE

SKOGMAN  
COMMERCIAL



# PROPERTY OVERVIEW

Property Details	
Address	114-118 1 <sup>st</sup> Street SW Mt Vernon, IA 52314
Building Size	12,928 SF
Occupancy	75%
Year Built	1869
Parcel Numbers	171031400700000 & 171031400800000
Lot Size	0.2 Acres
County	Linn
Traffic Count	8,100 VPD on 1 <sup>st</sup> Street
Property Taxes	\$15,722
Gross Income	\$77,825
Listing Price	<b>\$595,000</b>

Located at 114–118 1st Street SW in the heart of downtown Mount Vernon, this mixed-use property benefits from strong visibility, walkability, and steady foot traffic along one of the community’s primary commercial corridors. The building is anchored by a stable mix of local tenants that contribute to the character of the downtown district, drawing consistent activity from both residents and visitors.

Downtown Mount Vernon continues to be one of Eastern Iowa’s most desirable small-town business environments, supported by a vibrant retail and dining scene, community events, and proximity to Cornell College. The area’s historic charm, limited commercial inventory, and strong local demographics make the property well-positioned for long-term occupancy and investment stability.



# PROPERTY PHOTOS





# TENANT PROFILES



## HILL OF A DEAL

Mount Vernon's largest privately owned discount retailer offering a constantly changing selection of new merchandise at discounted prices. The store features Amazon liquidation inventory, freeze-dried candy made in-house, ice cream factory pints, and a variety of other specialty and everyday items, with new inventory arriving regularly.



## FARM BUREAU

Farm Bureau Financial Services provides insurance and financial planning solutions for individuals, families, and businesses. Services include life insurance, annuities, investment products, wealth management, and financial planning designed to support long-term financial goals.



## INK EXPRESSION - TATTOOS & PIERCINGS

Ink Expression Tattoos & Piercings is a local studio specializing in custom tattoo work and professional piercing services. In addition to body art and jewelry, the shop also offers a selection of comic books, trading cards, and collectible merchandise.





## Rent Roll

TENANT	SUITE	SQ FT	TERM	ANNUAL RENT	MONTHLY
<b>Ink Expressions Tadoo &amp; Piercings</b>	114	1,282	9/1/25 - 8/31/26	\$11,400	\$950
<b>Hill of a Deal</b>	118-1	1,900	9/1/25 - 8/31/26	\$14,400	\$1,200
<b>Farm Bureau Insurance Office</b>	118-2	780	9/1/25 - 8/31/26	\$9,060	\$755
<b>Vacant</b>	118-3	1,350	—	—	—
<b>Residential</b>	118-4	1,700	5/1/25 - 6/15/26	\$7,800	\$650
<b>Residential</b>	118-A	1,000	7/1/26 - 6/30/27	\$12,600	\$1,050
<b>Residential</b>	118-B	1,000	9/1/25 - 8/31/26	\$12,000	\$1,000
<b>Residential</b>	118-C	1,000	9/1/25 - 8/31/26	\$12,000	\$1,000
<b>Totals</b>	<b>10,012 SF</b>			<b>\$79,260</b>	<b>\$6,605</b>

\*Rent roll provided by owner. Information is deemed reliable but not guaranteed. Buyer to verify all figures during due diligence.

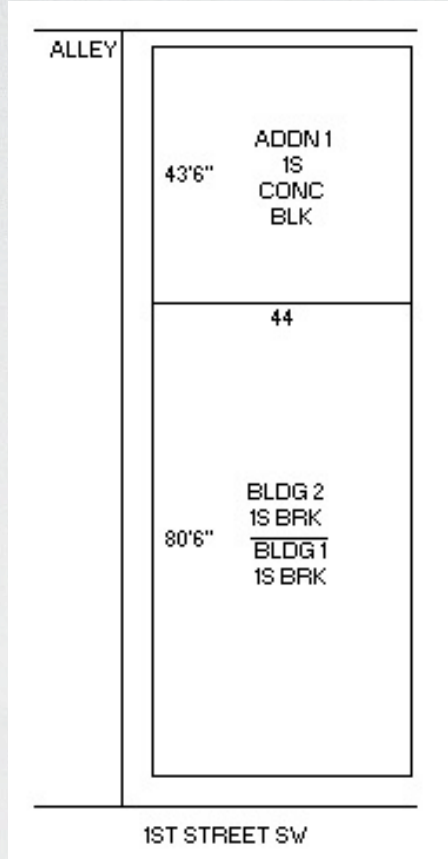


# AERIAL OUTLINE

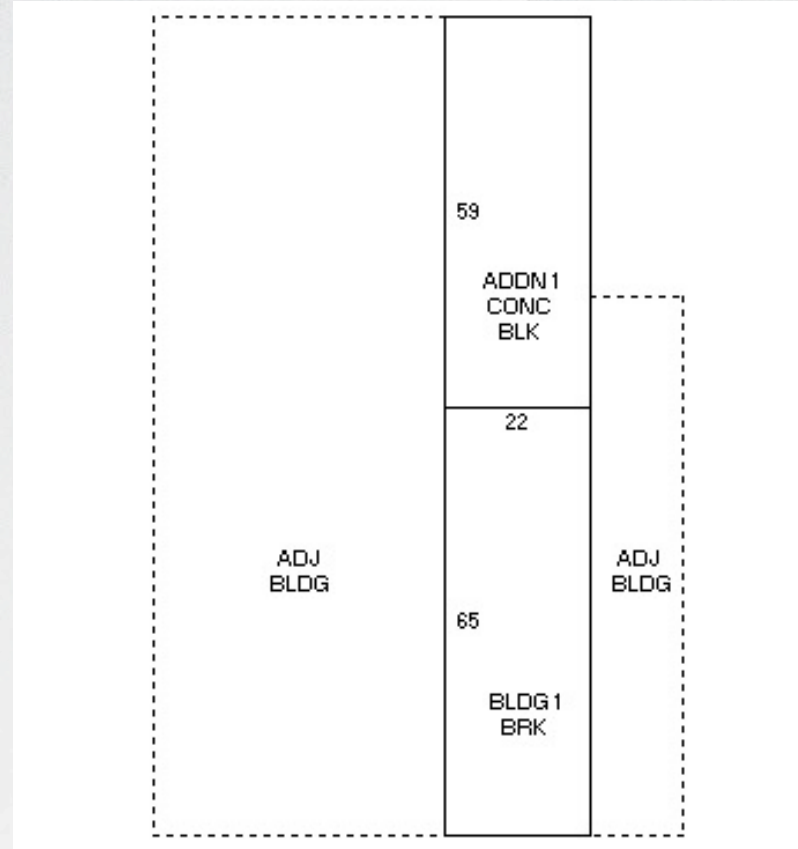




# BUILDING DIMENSIONS



**Building 118**



**Building 114**



# AERIAL MAP





# MT VERNON OVERVIEW

Mount Vernon is strategically located along Highway 1 and U.S. Highway 30, just minutes from Interstate 380 in the Iowa City–Cedar Rapids (ICR Iowa) region, providing convenient access to regional markets, major Midwest cities, and a highly skilled workforce.

Anchored by Cornell College and supported by the highly regarded Mount Vernon Community School District, the community offers a strong educational foundation, entrepreneurial culture, and exceptional quality of life.

Downtown Mount Vernon’s mix of locally owned businesses, including Bauman's of Mount Vernon and Fuel, reflects the city’s economic vitality and business-friendly environment. Combined with continued residential and commercial growth, Mount Vernon is an ideal place for startups, small businesses, and expanding companies to live, work, and invest in Eastern Iowa.

ICR Iowa	
Population	463,000
Workforce	729,401
Companies	10,000+
Counties	7
Cities	60
Colleges & Universities	7
Educational Attainment	94%

-  Iowa ranked #1 overall best state
-  8.9% employment growth rate in ICR Iowa
-  Iowa ranked #2 best cost of doing business

Top Employers of ICR Iowa	
University of Iowa	29,700
Collins Aerospace	9,000
St. Luke’s Hospital	2,979
Cedar Rapids School District	2,879
Transamerica	2,600



# DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	4,089	6,305	7,053
	2025 Population	4,492	7,433	8,623
	Annual Population Growth Rate	0.2%	0.1%	0.1%
	2025 Median Age	32.6	35.3	36.7
	2025 Total Households	1,357	2,555	3,009
	Annual Household Growth Rate	0.3%	0.2%	0.2%
	2025 Average Household Income	\$112,618	\$112,479	\$113,763
	Daily Traffic Count: 15,672 VPD			



# CONTACTS



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