



WEST TAYLOR CENTER

600 W TAYLOR ST | CRESTON, IA 50801

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INVESTMENT SUMMARY

600 W Taylor Street is a 6,000-square-foot multi-tenant retail strip center situated along the primary commercial corridor in Creston, Iowa, the Union County seat. Built in 2004, the property is 100% occupied by four tenants representing healthcare, wireless retail, insurance, and specialty retail – a complementary mix that generates consistent consumer traffic across all day parts. The center benefits from direct frontage on West Taylor Street at its intersection with US Route 34, Creston’s primary east-west arterial, with combined counts at the immediate intersection exceeding 18,500 vehicles per day. The asset is offered at an 8.00% cap rate with an asking price of \$592,147.06, generating \$47,371.77 in net operating income. Creston serves as the commercial and governmental center of Union County in southwest Iowa, drawing consumers from a broad rural trade area. The property is positioned within 0.04 miles of US Route 34, and regional traffic corridors – including New York Avenue and South Sumner Avenue – record counts between 8,200 and 9,100 VPD within 0.30 miles of the site, reflecting Creston’s role as the dominant retail destination for the surrounding region.

- Athletico Physical Therapy is one of the fastest-growing outpatient physical therapy providers in the country, operating 900+ clinics across 26 states. Healthcare uses are largely insulated from e-commerce disruption and benefit from strong patient retention.
- Russell Cellular is an authorized Verizon Premium Retailer operating 800+ locations across 23 states – one of the largest Verizon retail partners in the U.S.
- State Farm – Madison Peterson Agency operates under a Net-Net lease through July 2029. Insurance agency tenants are among the most stable in retail, with low build-out demands and strong renewal propensity.
- Creston Tobacco, LLC executed a new five-year Gross lease in November 2023, reflecting demonstrated commitment to the Creston market through late 2028.



PRICE	\$592,147.06
CAP RATE	8.00%
NOI	\$47,371.77
OCCUPANCY	100%
ADDRESS	600 W Taylor St Creston, IA 50801
COUNTY	Union
BUILDING AREA	6,000 SF
LAND AREA	0.65 AC

FINANCIAL OVERVIEW

INCOME

Gross Rents	\$64,600
NNN Reimbursements	\$9,900
TOTAL INCOME	\$74,500

EXPENSES

Property Taxes	\$16,444.00
Insurance	\$6,877.00
Repairs, Snow, & Lawn (4 year average)	\$3,689.24
Utilities	\$600.54
TOTAL EXPENSES	\$27,128.24

NET OPERATING INCOME **\$47,371.77**



RENT ROLL

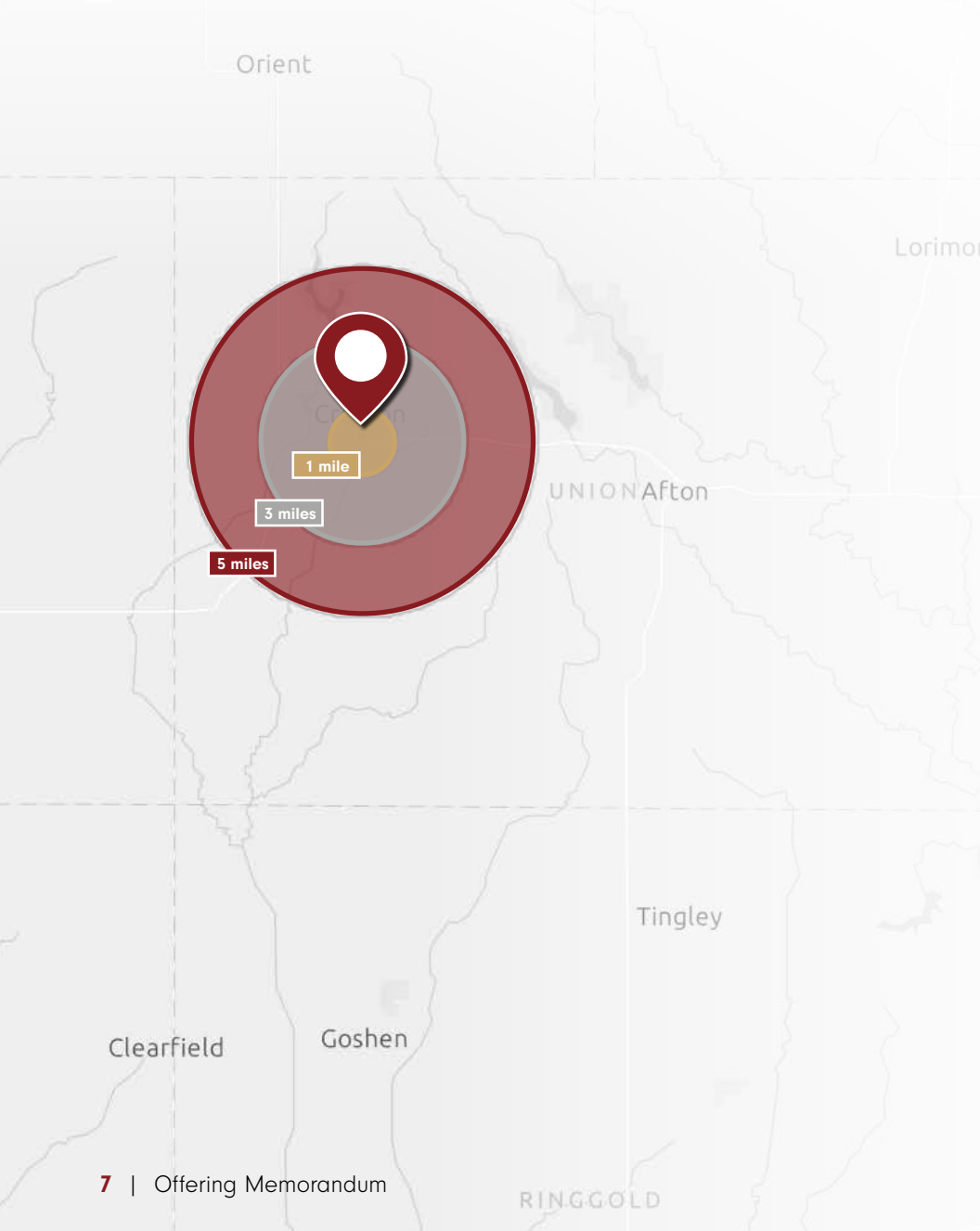
TENANT	SQUARE FEET	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE TYPE	LEASE BEGIN	LEASE ENDS	OPTIONS	NOTES
Russell Cellular	1,800	30%	\$16,200	\$9.00		NN	9/13/2017	9/30/2029	None	Reimburses \$6,300/annually towards NNN expenses. Reconciles accordingly at year end.
Athletico Management, LLC	1,800	30%	\$19,800	\$11.00	None	Gross	9/19/2017	7/31/2027	(2) 1 Year	Reach out to agent for further details
Creston Tobacco, LLC	1,200	20%	\$15,600	\$13.00	None	Gross	11/20/2023	11/19/2028	None	
State Farm (Madison Peterson)	1,200	20%	\$13,000	\$10.83		NN	7/1/2024	7/1/2029	To be discussed at time of renewal	Pays an additional \$300/mo towards CAM
	6,000	100%	\$64,600							

An aerial photograph of a commercial and residential area. A large, rectangular building with a red roof is highlighted with a white border. The building is situated on a street corner. Surrounding the building are other commercial buildings, parking lots, and residential houses. The background is a semi-transparent red overlay.

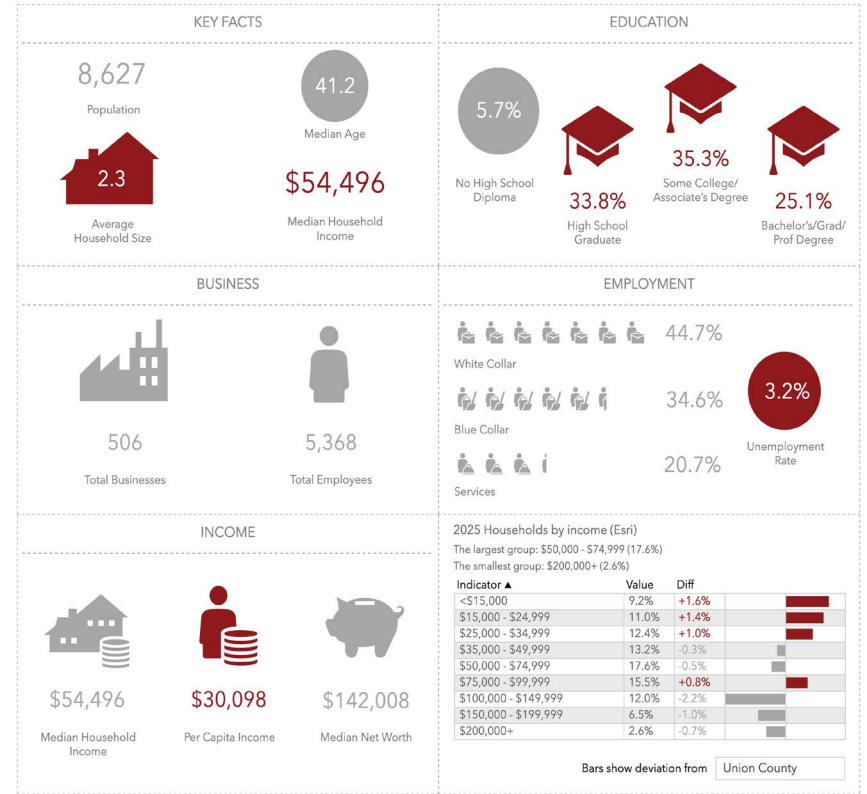
INVESTMENT HIGHLIGHTS

- **8.00% Cap Rate | \$592,147.06 Asking Price** – An accessible entry price point offering strong current yield in a stable, fully occupied asset
- **100% Occupied, Four-Tenant Retail Center** – Diversified tenant mix spanning healthcare, wireless retail, insurance, and specialty retail
- **Newer Vintage Construction (2004)** – Minimal deferred maintenance with little to no anticipated near-term capital expenditure requirements
- **National & Regional Credit Tenants** – Athletico Physical Therapy (900+ locations) and Russell Cellular, an authorized Verizon Premium Retailer operating 800+ locations across 23 states, anchor the center
- **High-Traffic Corridor Location** – Direct frontage on West Taylor Street at US Route 34, with combined traffic counts exceeding 18,500 VPD at the immediate intersection
- **Union County Seat** – Creston functions as the dominant retail, healthcare, and service hub for the surrounding rural trade area, providing institutional demand that supports the retail corridor

Greenfield LOCATION HIGHLIGHTS



5 MILE SUMMARY



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2026 Esri

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,971	8,168	8,627
Households	1,777	3,488	3,680
Families	931	1,899	2,036
Average Household Size	2.21	2.25	2.26
Owner Occupied Housing Units	1,124	2,292	2,460
Renter Occupied Housing Units	653	1,196	1,220
Median Age	39.9	40.9	41.2
Median Household Income	\$47,807	\$53,426	\$54,496
Average Household Income	\$63,452	\$69,350	\$70,931



CRESTON IOWA

Located in the rolling hills of southwest Iowa, Creston serves as the county seat and primary commercial hub of Union County. Positioned along U.S. Highway 34 at the intersection with Iowa Highway 25, the city provides convenient regional connectivity while maintaining the charm and accessibility of a close-knit rural community. Creston sits approximately 55 miles southwest of Des Moines and about 80 miles east of Omaha, placing it within reach of two major Midwestern metropolitan areas while offering a quieter pace of life.

Creston is widely recognized as the economic and service center for southwest Iowa, supporting surrounding rural communities with healthcare, education, retail, and employment opportunities. The city is home to Greater Regional Medical Center and Southwestern Community College, which serves more than 1,700 students and offers a range of academic and workforce training programs. Through a partnership with Buena Vista University, students also have access to bachelor's degree completion programs locally, strengthening Creston's role as an educational hub for the region.

Outdoor recreation is a defining feature of the Creston area. McKinley Park, located

within the city limits, includes McKinley Lake, walking trails, a public swimming pool, picnic areas, and a campground, providing a central gathering space for residents. The surrounding region features numerous recreational destinations, including Green Valley State Park and several nearby lakes that offer fishing, boating, camping, and hiking opportunities. These natural amenities contribute to the area's quality of life and attract visitors from across southwest Iowa. In addition to its recreational amenities, Creston offers a wide range of community services and cultural activities typically associated with larger cities.

HyVee
EMPLOYEE OWNED
bomgaars
Hardee's

TSC TRACTOR SUPPLY CO

25

McDonald's **DOLLAR GENERAL**

DQ **Casey's**
taco john's

34

DOLLAR TREE

600 W Taylor St

27,000 VPD

Walmart

34

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